

**RHODE ISLAND  
STATE BUILDING CODE  
1981**





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## ***Foreword***

The State Building Code Standards Committee in accordance with the provisions of Chapter 138 of Public Laws of 1973, Title 23-27.3 of the General Laws of 1956 as amended, have developed this State Building Code for the State of Rhode Island. The effective date of the implementation of the State Building Code shall be July 1, 1977.

All amendments to the Basic Code required by the State of Rhode Island precede each article and are characterized by a blue color sheet.

Under the official codification system of the State of Rhode Island General Laws, each section number of the State Building Code, Article I, Administration and Enforcement, will begin with the designation "23-27.3-" which will be succeeded by the section numbers referred to herein.

## Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two parts. The first part is a literature review of the existing research on the topic. The second part is an experimental study to evaluate the performance of the system.

The study is organized as follows. Chapter 1 is the introduction. Chapter 2 is the literature review. Chapter 3 is the experimental study. Chapter 4 is the conclusion.

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The following Model Code adoption regulations are located after the index of the BOCA Code:

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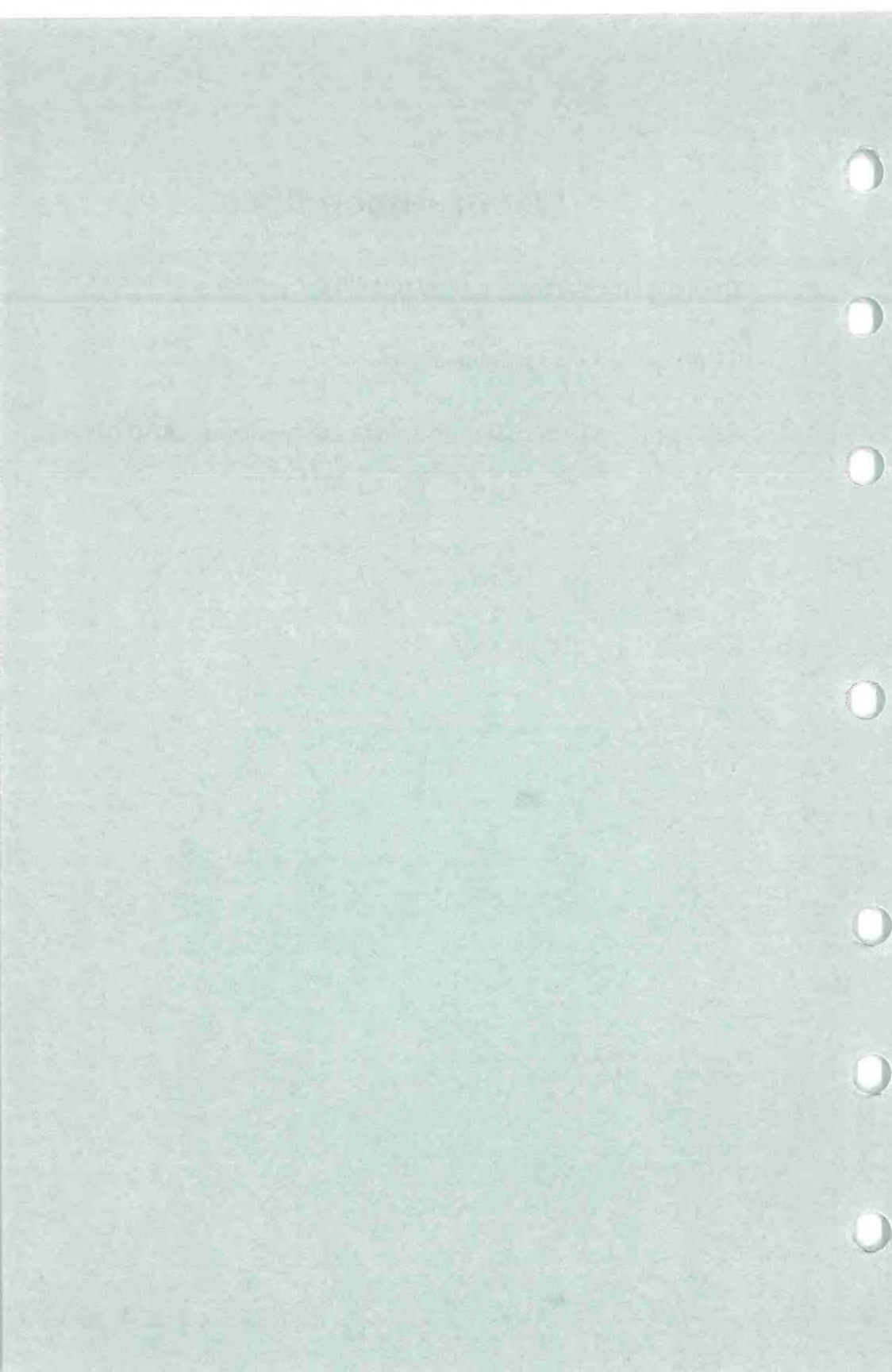


## ***List of Appendixes***

General notes concerning standards cited in the Basic Building Code

To the list add the following appendix:

APPENDIX "O" SPECIALIZED STATE OF RHODE ISLAND CODES





**TITLE 23  
CHAPTER 27.3  
STATE BUILDING CODE**

## **Article 1**

### **ADMINISTRATION AND ENFORCEMENT**

#### **SECTION 100.0 SCOPE**

**100.1 TITLE:** These regulations shall be known as the Rhode Island State Building Code hereinafter referred to as this Code. In accordance with Title 23-27.3 of the General Laws of Rhode Island, 1956 as amended, these regulations shall control; a) the construction, reconstruction, alteration, repair, demolition, removal, inspection, issuance and revocation of permits or licenses, installation of equipment, classification and definition of any building or structure and use or occupancy of all buildings and structure and parts thereof; b) the rehabilitation and maintenance of existing building; c) the standards or requirements for materials to be used in connection therewith, including but not limited for safety, ingress and egress, energy conservation and sanitary conditions; d) the establishment of reasonable fees for the issuance of licenses and permits in connection therewith; except as such matters are otherwise provided for in the Rhode Island General Laws, 1956 as amended, or in the rules and regulations authorized for promulgation under the provisions of this Code.

**100.1.1:** This chapter shall be known as the Rhode Island State Building Code hereinafter referred to as this code. In accordance with Title 23-27.3 of the General Laws of Rhode Island, 1956 as amended, chapter shall control: a) the construction, reconstruction, alteration, repair, demolition, removal, inspection, issuance and revocation of permits or licenses, installation of equipment, classification and definition of any building or structure and use or occupancy of all buildings and structure and parts thereof;

(b) the rehabilitation and maintenance of existing building;

(c) the standards or requirements for materials to be used in connection therewith, including but not limited for safety, ingress and egress, energy conservation and sanitary conditions;

(d) the establishment of reasonable fees for the issuance of licenses and permits in connection therewith, except as such matters are otherwise provided for in the Rhode Island General Laws, 1956 as amended, or in the rules and regulations authorized for promulgation under the provisions of this code.

**100.1.2. PURPOSE:** The general assembly hereby finds and declares that a state building code for Rhode Island is necessary to establish

adequate and uniform regulations governing the construction and alteration of buildings and structures within the state. The general assembly further finds and declares that the people of Rhode Island will benefit by the adoption of a modern uniform building code which takes into account current scientific and engineering knowledge and allows for the utilization of modern materials and methods of construction for the regulation of construction within the State of Rhode Island in the interest of the public health, safety and welfare.

#### **100.1.3. CREATION OF THE STATE BUILDING CODES STANDARDS COMMITTEE:**

There shall be created as an agency of state government a state building codes standards committee who shall adopt, promulgate and administer a state building code for the purpose of regulating the design, construction and use of buildings or structures previously erected and to make such amendments thereto as they, from time to time, deem necessary or desirable, said building code to include any code, rule or regulation incorporated therein by reference.

#### **100.1.4 APPOINTMENT AND QUALIFICATIONS OF THE COMMITTEE:**

The building codes standards committee shall be composed of twenty (20) members, residents of the state, eighteen (18) of which shall be appointed by the governor with the advice and consent of the senate on or before the first Monday following May 11, 1973. Six (6) members to be appointed for terms of one (1) year each, six (6) for terms of two (2) years each, and six (6) for the terms of three (3) years each. Annually, thereafter the governor, with the advice and consent of the senate shall appoint members to said committee to succeed those whose terms expired, said members to serve for terms of three (3) years each and until their successors are appointed and qualified. Two (2) members shall be architects registered in the state of Rhode Island, three (3) shall be professional engineers registered in the state of Rhode Island (one (1) practicing mechanical, one (1) practicing structural and one (1) practicing electrical engineer), one (1) full time practicing electrical inspector, two (2) shall be builders or superintendents of building construction, one (1) shall be a public health official, one (1) shall be a member of a fire department with experience in a fire prevention bureau or as a chief officer, two (2) shall be from the Rhode Island building trades council, one (1) shall be a master electrician, one (1) shall be a master plumber, one (1) shall be from the general public, three (3) shall be building officials in office, one (1) from a municipality with a population, of sixty thousand (60,000) persons or more, one (1) from a municipality with a population of over twenty thousand (20,000) persons but less than sixty thousand (60,000) and one (1) from a municipality with a population of less than twenty thousand (20,000) persons, one (1) shall be a member of the state senate, appointed by the majority leader, and one shall be a member of the house of representatives, appointed by the speaker. All members, except the member of the state senate and the member of the house of representatives, shall have had not less than five (5) years practical experience in his profession or business. The committee shall elect



its own chairman and adopt rules and regulations for procedure. The state building commissioner shall serve as the executive secretary to the committee. The committee shall have the power, within the limits of appropriations provided therefor, to employ such assistance as maybe necessary to conduct its business.

**100.1.5. BUILDING CODE - POWERS AND DUTIES OF THE COMMITTEE:** The state building standards committee shall have the authority to adopt, promulgate and administer a state building code. Said building code may be promulgated in several sections with a section applicable to one (1) and two (2) family dwellings, to multiple dwellings and hotels and motels, to general building construction to plumbing, and to electrical. Said building code and the sections thereof shall be reasonably consistent with recognized and accepted standards adopted by national model code organizations and recognized authorities.

**100.1.6 BOARD OF STANDARDS AND APPEALS - POWERS AND DUTIES - APPEALS:** The building code standards committee, after the state building code is adopted and promulgated, will serve as a board of standards and appeals. For the purpose of securing for the public the benefits of new developments in the building industry and insuring public health, said board shall make or cause to be made investigations, or may accept authenticated reports from recognized authoritative sources on new materials or modes of construction intended for use in the construction of buildings or structures, and shall promulgate relations setting forth the conditions under which such materials or modes of construction may be used. Such regulations and amendments thereto shall have the same force and effect as the provisions of the code.

**100.1.7. EFFECTIVE DATE OF LOCAL CODES AND REPEAL OF LOCAL AUTHORITY.** The local building codes and ordinances shall remain in effect until the adoption of the state building code, July 1, 1977, and the local cities and towns shall be prohibited from enacting said codes and ordinances in the future. Inconsistent local charter provisions pertaining to adoption of codes and ordinances shall be restricted within the intent of this section.

**100.1.8. SEVERABILITY:** This chapter shall not be construed to limit or restrict the authority of the state or local fire marshals as provided in chapters 28.1 or 28.28 of title 23, as amended.

**100.2 APPLICATION OF REFERENCES:** Unless otherwise specifically provided in this Code, all references to article or section numbers, shall be construed to refer to such article, section or provision of this Code.

**100.3 CODE REMEDIAL:** This Code shall be construed to secure its expressed intent which is to insure public health, safety and welfare insofar as they are affected by building construction, through structural strength, adequate egress facilities, sanitary conditions, equipment, light and ventilation and fire safety; and in general, to

secure safety to life, property and community from all hazards incidental to the design, erection, repair, removal, demolition or use and occupancy of buildings, structures or premises

The intent of this Code is also to effect the establishment of uniform standards and requirements for construction and construction materials, compatible with accepted standards of engineering and fire prevention practices and public safety; the adoption of modern technical methods, devices and improvements which may reduce the cost of construction without affecting the health, safety, and welfare of the occupants or users of buildings; and the elimination of restrictive, obsolete, conflicting and unnecessary building regulations and requirements which may increase the cost of construction and maintenance over the life of the building, or retard unnecessarily the use of new materials, or which may provide unwarranted preferential treatment of types or classes of materials, products or methods of construction without affecting the health, safety, and security of the occupants or users of the buildings.

**100.4 SPECIALIZED CODES:** Specialized codes, rules or regulations pertaining to building construction, reconstruction, alteration, repair, or demolition promulgated, and as amended from time to time by the various authorized state agencies shall be incorporated in this Code.

## **SECTION 101.0 MATTERS COVERED**

The provisions of this Code shall apply to all buildings and structures and their appurtenant constructions, including vaults, area and street projections and accessory additions; and shall apply with equal force to municipal and state authorities established by the legislature and private buildings and structures; except where such buildings and structures are otherwise specifically provided for by statute

**101.1 EXEMPTIONS:** No building or structure shall be constructed, extended, repaired, removed, demolished, or altered in violation of these provisions, except for ordinary repairs as defined in section 102.

### **101.2 MATTERS NOT COVERED.**

**101.2.1. PROPOSED BUILDINGS:** Any requirement essential for structural strength, adequate egress facilities, sanitary conditions, equipment, light and ventilation, and fire safety of a proposed building or structure at the plan review stage and which is not specifically covered by this Code, shall be determined by the State Building Code Standards Committee, herein referred to as the Committee.

**101.2.2. EXISTING BUILDINGS AND STRUCTURES AND BUILDING AND STRUCTURES UNDER CONSTRUCTION:** The building official as hereinafter defined shall determine any requirement which is not specifically covered by this Code and which is essential for structural strength, adequate egress facilities, sanitary conditions, equipment, light and ventilation, and fire safety of existing buildings and structures or buildings and structures under construction. The



Committee shall be notified in writing within seven (7) working days of any action taken under this section

**101.3 ZONING RESTRICTIONS:** When the provisions herein specified for structural strength, adequate egress facilities, sanitary conditions, equipment, light and ventilation, and fire safety conflict with the local zoning ordinances, this Code shall control the erection or alteration of buildings. In respect to location, use and type permissible area and height, the local zoning ordinance shall control

## **SECTION 102.0 ORDINARY REPAIRS**

Ordinary repairs to buildings and structures may be made without application or notice to the building official, but such repairs shall not include the installation of any siding, the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exitway requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standard pipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health, safety, and welfare and shall comply with the rules and regulations or ordinances of the municipality as to the procurement of a permit for the aforementioned repairs.

## **SECTION 103.0 INSTALLATION OF SERVICE EQUIPMENT**

When the installation, extension, alteration or repair of an elevator, moving stairway, mechanical equipment, refrigeration, air conditioning or ventilation apparatus, plumbing, gas piping, electric wiring, heating system or any other equipment is specifically controlled by the provisions of the Code or the approved rules and regulations it shall be unlawful to use such equipment until a certificate of approval has been issued therefore by the building official or other municipal or state agency having jurisdiction.

## **SECTION 104.0 MAINTENANCE**

All buildings and structures and all parts thereof shall be maintained in a safe and sanitary condition. All service equipment, means of egress, devices and safeguards which are required by this Code in a building or structure shall be maintained in good working order. Any requirement necessary for the safety of the occupants thereof, not specifically covered by this Code shall be determined by the building official.

**104.1 OWNER RESPONSIBILITY:** The owner, as defined in article 2, or his designated agent shall be responsible for the safe and sanitary maintenance of the building or structure and its exitway facilities at all times, unless otherwise specifically provided in this Code.

## **SECTION 105.0 CHANGE IN EXISTING USE**

**105.1 CONTINUATION OF EXISTING USE:** The legal use and occupancy of any structure existing on July 1, 1977 or for which it had been heretofore approved, may be continued without change, except as may be specifically covered in this Code or as may be deemed necessary by the building official for the general health, safety and welfare of the occupants and the public. This section shall in no way conflict with local zoning ordinances and local zoning classifications.

**105.2 CHANGE IN USE AND OCCUPANCY.** — It shall be unlawful to make any change in the use or occupancy of any structure or part thereof which would subject it to any provision of this code without the approval of the building official and without the issuance of a certificate of occupancy indicating that such structure complies with the provisions of this code for proposed new use or occupancy and that such change does not result in any greater hazard to public health, safety and welfare.

**105.3 PART CHANGE IN USE:** If a portion of a building is changed in occupancy or to a new use group and that portion is separated from the remainder of the building with the required vertical and horizontal fire division complying with the fire grading in Table 1 as hereinafter set forth, then the construction involved in the change shall be made to conform to the requirements of this Code for the new use and occupancy and the existing portion shall be made to comply with the exitway requirements of this Code.

**105.4 REESTABLISHMENT OF A PRIOR USE:** After an approved change of use has been made to a building or parts thereof, the reestablishment of a prior use that is not permitted for a new building or parts thereof of the same type of construction, is prohibited unless all the applicable provisions of this Code have been met.

**SECTION 106.0 EXISTING STRUCTURES:** Except as provided in this section, existing buildings or structures when altered or repaired as herein specified shall be made to conform to the full requirements of this code for new buildings.

In order to determine the percentage between the costs for alterations and repairs and the physical value of the building or structure, the building official shall exclude the alteration and repair cost of the following items:

1. All non-permit items such as painting, decorating, landscaping, fees and the like.
2. All electrical, mechanical, plumbing and equipment systems.



**106.1 ALTERATIONS EXCEEDING FIFTY PERCENT:** If alterations or repairs are made within any twelve (12) month period, costing in excess of fifty (50) percent of the physical value of said building; this Code's requirements for new structures shall apply.

**106.2 DAMAGES EXCEEDING FIFTY PERCENT:** If the building is damaged by fire or any other cause to an extent in excess of fifty (50) percent of the physical value of said building before the damage was incurred; this Code's requirements for new structures shall apply.

**106.3 ALTERATION UNDER FIFTY PERCENT:** If the cost of alterations or repairs described herein is between twenty-five (25) and fifty (50) percent of the physical value of a structure, the building official shall determine to what degree the portions so altered or repaired shall be made to conform to the requirements of this Code for new structures.

**106.4 ALTERATION UNDER TWENTY-FIVE PERCENT:** If the cost of alterations or repairs described herein is twenty-five (25) percent or less of the physical value of the building, the building official shall permit the restoration of the building to its condition previous to damage or deterioration with materials of equal quality as those of which the building was originally constructed; provided however that such construction does not endanger the general health, safety and welfare and complies with the provisions of Article 9 in respect to existing roofs.

**106.5 PHYSICAL VALUE:** In applying the provisions of this section physical value of this building or structure shall be based on the current replacement value. Replacement value may be established by the building official using the BOCA Cost Index for the use group and type of construction or the owner shall provide the replacement value of the building or structure prior to alteration as established by a qualified appraiser or estimator.

## **SECTION 107.0 DEPARTMENT OF BUILDING INSPECTION**

**107.1 — BUILDING OFFICIAL (LOCAL) —** The chief executive officer in any town or city, unless other means are already provided, shall appoint an officer to administer the Code. Such officer shall be known as the Building Official. Two or more communities may combine in the appointment of a building official for the purpose of enforcing the provisions of this chapter, including officials serving in such capacity on the effective date hereof, shall serve at the pleasure of the appointing authority, except that such incumbent officials shall not be required to meet the official provisions for local building officials set forth in this chapter.

**107.11 LOCAL INSPECTOR. —** The chief executive officer may appoint one or more local inspectors to assist the building official in the performance of his duties and/in the enforcement of this code.

**107.2 ALTERNATE BUILDING OFFICIAL. —** The chief executive officer may appoint an alternate building official to act on behalf of the building official during any period of disability caused by but not

limited to illness, absence or conflict of interest. The alternate building official shall meet the qualifications of section 107.5.

**107.3 STATE BUILDING COMMISSIONER:** — The State Building Commissioner may appoint such other personnel as shall be necessary for the administration of the Code.

**107.4. QUALIFICATIONS AND DUTIES OF THE STATE BUILDING COMMISSIONER:** The state building commissioner shall serve as the executive secretary to the state building codes standards committee. In addition to his other duties as set forth in this chapter, the state building commissioner shall assume the authority for the purpose of enforcing the provisions of the state building code in a municipality where there is no local building official.

The state building commissioner shall be a member of the classified service and for administrative purposes shall be assigned a position in the Department of Community Affairs. Qualifications for the position of the state building commissioner shall be established in accordance with provisions of the classified service of the state of Rhode Island and shall include the provision that said qualifications include at least ten (10) years' experience in building or building regulations generally and that said commissioner be an architect or professional engineer licensed in the state of Rhode Island or a certified building official presently or previously employed by a municipality and having at least ten (10) years' experience in the building construction or inspection field.

**107.5. LOCAL BUILDING OFFICIAL - QUALIFICATIONS - POWERS AND DUTIES:** The building official, to be eligible for appointment, shall have had at least five (5) years' experience in construction, design or supervision. He shall be generally informed on the quality and strength of building materials, on the accepted requirements of building construction, on good practice in fire prevention, on the accepted requirements regarding light and ventilation, on the accepted requirements for safe exit facilities and on other items of equipment essential for safety, comfort and convenience of occupants and shall be certified under the provisions of section 23-27.3-107.6 except that the qualifications outlined in this section shall not be required in the case of a building official holding office in any municipality prior to July 1, 1977. The building official shall pass upon any question relative to the mode, manner of construction or materials to be used in the erection or alteration of buildings or structures. He shall require compliance with the provisions of the state building code of all rules lawfully adopted and promulgated thereunder and of laws relating to the construction, alteration, repair, removal, demolition and integral equipment and location, use, occupancy and maintenance of buildings and structures, except as may be otherwise provided for. The building official or his assistant shall have the right of entry to such buildings or structures, for the proper performance of his duties between the hours of nine a.m. and five p.m., except that in the case of an emergency he shall have the right of entry at any time if such entry is necessary in the interest of public safety.



**107.6. CERTIFICATION OF LOCAL BUILDING OFFICIALS - EDUCATIONAL PROGRAMS:** The state building commissioner and building code standards and appeals committee shall accept successful completion of programs of training developed by public agencies as proof of qualification pursuant to section 107.5 of this chapter to be eligible to be a building official. Upon a determination of qualification, the state building commissioner shall issue or cause to be issued a certificate to the building official or trainee stating that he is so certified. No person after July 1, 1977, shall act as a building official for any municipality unless the state building commissioner and the building code standards and appeals committee determine that he is so qualified, or has been issued a temporary certificate not to exceed twelve (12) months permitting said inspector to so qualify. Said commissioner and committee may prepare and conduct educational programs designed to train and assist building officials in carrying out their responsibilities.

**107.7 TRAINING:** The Committee shall offer a continuing educational program designed to assist all building officials and state inspectors in executing their responsibilities as defined herein. Regular attendance at these programs shall be required of all building officials and assistants and no building official or assistant who attends such course of instruction shall lose any rights relative to compensation or vacation time.

**107.8 RESTRICTION ON EMPLOYEES:** Neither the building commissioner, nor any full-time building officials, or full-time local inspectors, as defined herein shall be engaged in, or directly or indirectly connected with, the furnishing of labor, materials or appliances for the construction, alteration or maintenance of any building or structure, or the preparation of plans or specifications thereof for the state of Rhode Island in the case of the building commissioner or within the municipality in which he is respectively employed in the case of a building official or local inspector unless said individual is the owner of such building or structure; nor shall any officer or employee associated with the building department of the state or municipality engage in any work which conflicts with his official duties or with the interests of the department.

**107.9 RELIEF FROM PERSONAL RESPONSIBILITY:** The state building commissioner, the building official, officer or employee charged with the enforcement of this Code, while acting for the state or a municipality, shall not thereby render himself liable personally, and he is hereby relieved from all personal liability for any damages that may accrue to persons or property as a result of any act required or permitted in the discharge of his official duties. Any suit instituted against any officer or employee because of an act performed by him in the lawful discharge of his duties and under the provisions of this Code shall be defended by the legal representative of the state of Rhode Island in

the case of the building commissioner or his agents or by the legal representative of the municipality, in the case of the building official, officer or employee, until the final termination of the proceedings. In no case shall the state building commissioner, building official or any of their subordinates be liable for costs or damages in any action, suit or proceeding that may be instituted pursuant to the provisions of this Code and the state building commissioner or his agents or an officer of the department of building inspection, acting in good faith and without malice and within the scope of their employment shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of his official duties in connection therewith.

## **SECTION 108.0 DUTIES AND POWERS OF THE BUILDING OFFICIAL AND THE STATE BUILDING COMMISSIONER**

**108.1 THE BUILDING OFFICIAL:** The building official shall enforce all the provisions of this Code and any other applicable state statutes, rules and regulations, or municipal ordinances and act on any question relative to the mode or manner of construction, and the materials to be used in the construction, reconstruction, alteration, repair, demolition, removal, installation of equipment, and the location use, occupancy, and maintenance of all buildings and structures, including any building or structure owned by any authority, except as may otherwise be specifically provided for by statutory requirements or as herein provided.

**108.1.1 APPLICATIONS AND PERMITS:** The building official shall issue all necessary notices or orders to remove illegal or unsafe conditions, to require the necessary safeguards during construction, to require adequate exitway facilities in new and existing buildings and structures, and to insure compliance with all the code requirements for the safety, health and general welfare of the public. The state building commissioner shall assume the authority for the purpose of enforcing the provisions of this Code when not otherwise provided for.

**108.1.3 NEW MATERIALS AND METHODS OF CONSTRUCTION:** The building official shall accept duly authenticated reports from the Committee on all new materials and methods of construction proposed for use which are not specifically provided for in this Code. Wherever there is insufficient evidence that any material or method of construction conforms to the requirements of this Code or there is insufficient evidence to substantiate claims for alternative materials or construction, the Committee may require tests to determine whether said proposal meet the functional requirements of this Code, and such tests shall be conducted by a laboratory, agency and/or personnel approved by the Committee. The costs of all such tests or other investigations required under these provisions shall be paid by the applicant.



**108.1.3.1 TEST RESULTS:** Copies of the results of all such tests shall be forwarded to the Committee after completion of said tests within ten (10) days and shall be kept on file in the permanent records of the building department.

**108.1.3.2 RETESTING:** The Committee may require tests to be repeated, if at any time there is reason to believe that material or construction no longer conforms to the requirements on which its approval was based.

**108.1.4 INSPECTIONS:** The buildings official shall make all the required inspections, or he may accept reports of inspections from a qualified registered professional engineer or architect or others certified by the Committee and all reports of such inspections shall be in writing; or the building official may engage such experts as he may deem necessary to report upon unusual technical issues that may arise.

**108.1.5 INSPECTION AND CERTIFICATION-SPECIFIED USE GROUPS:** The building official may inspect and certify buildings and structures in use groups A, I, R-1, and R-2, according to Table I. No certificate of use and occupancy as herein specified shall be issued until there shall have been paid to the building department a fee as specified in section 118.0. A copy of said certificate shall be kept posted as specified in section 121.2.

**108.1.6 ADMINISTRATIVE PROCEDURES:** The building official shall have the authority to formulate administrative procedures necessary to uniformly administer and enforce this Code, provided that such procedures do not conflict with the rules and regulations promulgated by the Committee or pursuant thereto.

**108.1.7 DEPARTMENT RECORDS:** The Building Official shall keep in a public place and open to public inspection during normal working hours official records of applications received, permits and certificates issued, fees collected, reports of inspections, variances granted; and notice and orders issued. File copies of all papers applications for permits, permits, inspection records, notice of violations, and local and state approval reports in connection with building operations shall be retained in the official records so long as the building or structure to which they relate remains in existence.

1. Plans and specifications for all R-4, one and two family dwellings, shall be retained for one (1) year after the completion of construction.

2. Plans and specifications for all other use groups shall be retained for five (5) years after the completion of construction.

**108.1.8 REPORTS:** The building official shall submit the following reports:

- a) to the State Building Commissioner on a form approved by said Commissioner a copy of the building permits activity for each month;
- b) to the chief administrative officer of the municipality a written statement of all permits and certificates issued, fees collected, inspections made, and notices and orders issued for each year.
- c) to the Committee reports on decisions regarding the matters not covered as specified in section 101.22; and
- d) to the assessors of the municipality reports on permits issued as specified in section 114.11.

**108.2. STATE BUILDING COMMISSIONER DUTIES:** This code shall be enforced by the state building commissioner, as to any structure or buildings or parts thereof that are owned or are temporarily or permanently under the jurisdiction of the state of Rhode Island or any of its departments, commissions, agencies or authorities established by an act of the general assembly and as to any structures or buildings or parts thereof that are built upon any land owned by, or under the jurisdiction of the state of Rhode Island. Permit fees for said projects shall be established by the committee.

**108.2.1 OTHER RESPONSIBILITIES:** The Committee may review any order or decision of the building official. It shall supervise the enforcement of this Code, make periodic reviews of all building inspection practices of the local building department, make recommendations for improvements of such practices, and report in writing its findings to those building officials so reviewed.

**108.2.2 COMPENSATION OF COMMITTEE MEMBERS —** The members of said Committee shall be compensated as of July 1, 1978 at a rate of Fifty Dollars (\$50) per meeting not to exceed "One Thousand Two Hundred fifty dollars" (\$1,250) per annum and the Chairman of the Commission shall be compensated at the rate of seventy-five dollars (\$75) per meeting not to exceed "One Thousand Eight Hundred and Seventy-Five Dollars" (\$1,875) per annum. There is hereby appropriated the sum of Twenty-Three Thousand One Hundred Twenty-Five Dollars from the General Treasury to cover the compensation of the Committee.

**108.2.3 EMERGENCY PROCEDURES:** In the event of a declaration by the Governor of an extreme emergency, the Committee may issue special emergency directives, in accordance with the provisions of the Administrative Procedures Act Title 42-35, of the General Laws, which may temporarily suspend or modify any requirement of the Code. Any directives so issued will remain in effect until the General Assembly acts thereon. The Governor may revoke any such directive at any time prior to the commencement of the next legislative session



**109.1. RULE MAKING AUTHORITY:** The committee is empowered to adopt codes and standards, subject to approval pursuant to subsection 4 of this section, which shall, in general conform with nationally reorganized model building codes, model 1 and 2 family dwelling codes, model plumbing codes, model mechanical codes, model electrical codes, model energy codes, handicapped accessibility standards, and other such technical provisions of codes and standards developed to ensure the general public's health, safety and welfare.

1. Legislative reports by committee. Annually the committee shall submit a report to the general assembly on the codes and standards so adopted and shall provide the following information:

(a) Proposed amendments to the model codes and standards and supporting statement therefor.

(b) A summary of testimony received at public hearings held by the committee, on adoption of said codes and standards.

2. The committee, subject to approval pursuant to subsection 4 of this section, shall adopt said codes and standards in accordance with the administrative procedures act, title 42, chapter 35 of the General Laws of the State of Rhode Island.

3. The provisions of the state building code, so adopted, subject to approval pursuant to subsection 4 of this section, shall have the force and effect of law upon review and approval of the legislative regulation committee.

4. Legislative regulation committee. There shall be established a legislative regulation committee that shall review, approve or reject, in total or in part, the state building code regulations proposed by the building code standards committee prior to their being filed with the Secretary of State.

(a) The legislative regulation committee shall be comprised of four (4) members of the house of representatives, not more than three (3) from one political party, appointed by the speaker of the house of representatives; and three (3) members of the senate, not more than two (2) from one political party, appointed by the majority leader of the senate.

(b) The committee shall elect from among its members a chairperson and vice chairperson.

(c) Regulations submitted to the committee shall be acted upon within sixty (60) days from the date said regulations are submitted to them by the executive secretary of the building code standards committee.

(d) A majority vote of the committee's members present shall decide all votes. A quorum shall consist of a simple majority.

(e) Members shall retain membership on the committee until replaced by the respective appointing authority or until they are not members of the house from which they were appointed.

(f) The state building commissioner and staff shall assist the committee in its administrative duties and in scheduling meetings. The commissioner shall inform the committee of all proposed regulations prior to submission.

**109.1.1 LICENSING OF LABORATORIES AND TEST PERSONNEL:**

The Committee shall issue rules and regulations for the licensing of individuals, laboratories, agencies, corporations, and firms responsible for the testing of materials, devices and methods of construction, as provided in section 128.1.

**109.1.2 MANUFACTURED BUILDINGS:** The Committee shall issue rules and regulations pursuant to Article 19 governing manufactured buildings and building components.

**109.1.3 MOBILE HOMES:** The provisions of the National Mobile Home Construction and Safety Standards Act (hereinafter referred to as the Federal Act) Title 6 of the Housing and Community Development Act of 1974, as amended by the Housing and Community Development Act of 1977 and their implementing regulations, shall be and is hereby adopted as the State Code for design and construction of all new mobile home units.

**109.1.3.1 INSPECTION:** The staff of the Commissioner, upon showing proper credentials and in the discharge of their duties pursuant to this section, or the Federal Act, is authorized at reasonable hours and without advance notice to enter and inspect all factories, warehouses, or establishments in the State of Rhode Island in which mobile homes are manufactured.

**109.1.3.2 PENALTIES FOR VIOLATION:** Whoever violates any provision of the Federal act, including Section 610, this Section or any Federal or State regulation or final order issued thereunder shall be liable for a civil penalty not to exceed a thousand (\$1,000) dollars for each such violation. Each violation of a provision of this Section, the Federal Act or any regulation or order issued thereunder shall constitute a separate violation with respect to each mobile home or with respect to each failure or refusal to allow or perform an act required thereby, except that the maximum civil penalty may not exceed one million (\$1,000,000) dollars for any related series of violations, occurring within one (1) year from the date of the first violation. Any individual, or a director, officer or agent of a corporation who knowingly and willfully violates this Section or any Section of the Federal Act in a manner which threatens the health or safety of any purchaser shall be fined not more than one thousand (\$1,000) dollars or imprisoned not more than one (1) year, or both.

**109.1.3.3 FEES:** The Commissioner may establish a monitoring inspection fee in an amount established by the Secretary of HUD. This monitoring inspection fee shall be an amount paid by each mobile home manufacturer in that state.

The monitoring inspection fee shall be paid by the manufacturer to the Secretary of HUD or the Secretary's Agent, who shall distribute the fees collected from all mobile home manufacturers among the approved and conditionally-approved states based on the number of new mobile homes whose homes first location after leaving the manufacturing plant is on the premises of a distributor, dealer, or purchaser in that state, and the extent of participation of the state in the joint monitoring team program established under the National Mobile Home Construction and Safety Standards Act of 1974.



**109.1.3.4 REPORTS:** Each manufacturer, distributor, and dealer of mobile homes shall establish and maintain such records, make such reports, and provide such information as the Commissioner or the Secretary of HUD may reasonably require to be able to determine whether such manufacturer, distributor, or dealer has acted or is acting in compliance with this section or the Federal Act and shall, upon request of a person duly designated by the Commissioner or the Secretary of HUD, permit such a person to inspect appropriate books, papers, records and documents relevant to determining whether such manufacturer, distributor, or dealer has acted or is acting in compliance with this section or the Federal Act.

**109.1.4 HANDICAPPED ACCESSIBILITY CRITERIA:** Pursuant to the provisions of Section 315.0, the Committee shall adopt by rules and regulations the design criteria for making buildings accessible for the handicapped. Said rules and regulations shall be reasonably consistent with recognized and accepted standards promulgated by national model code and standards organizations and shall contain provisions for accessible elements and spaces, graphic conventions and scope of coverage among others.

**109.2 — ACCEPTED ENGINEERING PRACTICE —** In the absence of provisions not specifically contained in this Code or approved rules, the regulations, specifications and standards listed in Appendix B, Accepted Engineering Practice, and Appendix C, Accredited Material Standards, shall be deemed to represent engineering practice in respect to the material, equipment, system or method of construction therein specified.

**109.3. AMENDMENTS AND PROMULGATIONS OF RULES AND REGULATIONS:** Any person may propose amendments of said regulations to this code at any time by using the proper forms. Public hearings shall be held once annually or at such other times and places as the committee may determine to consider petitions for such amendments. Amendments to said regulations adopted by the committee, subject to approval pursuant to section 23-27.3-109.1, shall be binding upon all cities and towns.





**TABLE 1**  
(See ARTICLE 2 for complete description of Use Groups)

USE GROUP		INSPECTIONS		CERTIFICATION
<b>A-1-A</b>	Assembly Theatres (seating capacity over 400)	With stage and scenery	Monthly	Annually
<b>A-1-B</b>	Assembly—Night clubs and similar uses (seating capacities over 400)	Without stage Movie Theatre	Semi-Annually	Annually
<b>A-2</b>	Lecture halls, recreation centers, terminals, etc (seating capacities over 400)		Semi-Annually	Annually
<b>A-3</b>	Assembly—centers, terminals, etc (seating capacities over 400)			Annually
<b>A-1-A</b>	Assembly Theatres (seating capacity 400 or less)	With stage and scenery	Periodically	Annually
<b>A-1-B</b>		Without stage Movie Theatre	Periodically	Annually
<b>I-1</b>	Institutional—Restrained		Periodically	Every two years
<b>I-2</b>	Institutional—Incapacitated		Periodically	Every two years
<b>A-2</b>	Assembly—Night clubs and similar uses (seating capacity 400 or less)		Periodically	Annually
<b>A-3</b>	Assembly—Lecture halls, recreation centers, terminals, etc. (seating capacity 400 or less)		Periodically	Annually
<b>A-4</b>	Assembly—Churches, schools		Periodically	Up to five years
<b>A-5</b>	Assembly—Grandstands, bleachers, etc.		Periodically	Every two years
<b>A-6</b>	Assembly—Schools 10 or more students		Periodically	Every two years
<b>A-7</b>	Assembly—F-2 and F-3 use groups seating between 20 and 50 persons		Periodically	Annually
<b>R-1</b>	Residential—Hotels		Periodically	Annually
<b>R-2</b>	Residential—Multi-family		Periodically	Up to five years

## **SECTION 110.0 MODIFICATIONS (VARIANCES)**

When there are practical difficulties involved in carrying out the provisions of this Code, the State Board of Appeals or the local board of appeals may allow a variance or a modification from such provisions as applied for by the owner as provided in section 127.0 provided that the decision of the board shall not conflict with the general objectives of this Code and its enabling legislation and provided that no decision shall be considered by any person or agency as a precedent for future decisions.

## **SECTION 111.0 INSPECTION**

**111.1 PRELIMINARY INSPECTION:** Before issuing a permit, the building official may examine or cause to be examined all buildings, structures and sites for which an application has been filed for a permit to construct, enlarge, alter, repair, remove, demolish or change the use thereof.

### **NEW BUILDINGS AND STRUCTURES**

**111.2 INSPECTION:** The building official shall make all required inspections as specified in the provisions of this Code and he shall conduct such inspections from time to time during and upon completion of the work for which he has issued a permit; and he shall maintain a record of all such examinations and inspections and of all violations of this Code. In conjunction with specific construction projects the building official may designate specific inspection points in the course of construction which require the contractor or builder to give the building official twenty-four (24) hours notice prior to the time when such inspections are required to be performed. The building official shall make the inspection within forty-eight (48) hours after such notification.

### **111.3 MANUFACTURING BUILDINGS**

**111.3.1 PLANT INSPECTION:** Inspection of all manufactured buildings, building components, and mobile homes at the place of manufacture shall be performed by a third party who shall be certified and approved by the Committee and monitored by the Committee as specified in the rules and regulations pursuant thereto.

**111.3.2 SITE INSPECTION:** Inspection of all manufactured buildings, building components, and mobile homes at the installation site shall be made by the building official as specified in the rules and regulations pursuant thereto.

### **111.4 EXISTING BUILDINGS**

**114.1.1 PERIODIC INSPECTIONS.** — The building official may de-



velop plans for the systematic periodic inspection of all existing buildings and structures within his jurisdiction and may cause such buildings and structures to be periodically or otherwise inspected as specified in section 108.15 and section 121.4, for compliance with this Code.

**111.4.2 CHANGES OF OCCUPANTS:** Before any building or part thereof except multi-family and one and two-family dwellings (use groups R-2 and R-3, is reoccupied, the building official shall be notified by the owner. The building may be inspected and when in compliance with the Code the building official shall re-certify the building or structure.

**111.5 FINAL INSPECTION:** The owner or his authorized representative shall notify the building official upon completion of building or structure or part thereof. Prior to the issuance of the certificate of use and occupancy required in section 120, a final inspection shall be made and all violations of the approved plans and permit shall be noted and the holder of the permit shall be notified of any such violations. No certificate of use and occupancy shall be issued prior to full compliance with this Code.

**111.6 INSPECTION SERVICES:** The building official may accept the written report of inspections from a qualified registered professional engineer or architect or others certified by the Committee; and such inspection shall designate all violations of the requirements of this Code.

## **SECTION 112.0 RIGHT OF ENTRY**

The building official or his assistant shall have the right of entry to such buildings or structures for the proper performance of his duties between the hours of nine a.m. and five p.m., except that in the case of an emergency he shall have the right of entry at any time, if such entry is necessary in the interest of public health, safety, and welfare, any owner, occupant, or other person refuses, impedes, inhibits, interferes with, restricts, or obstructs entry and free access to any part of the structure, operation or premise where inspection authorized by this code is sought, the building official or state building commissioner when assuming the duties of a building official may:

a) seek from any judge of the district court a search warrant in accordance with Title 12, Chapter 5 of the General Laws, 1956 as amended

b) revoke or suspend any license, permit or other permission regulated under this code where inspection of the structures, operation or premises is sought to determine compliance with this code

**112.1 OFFICIAL BADGE:** The Committee may adopt a badge of office for building officials and their assistants which shall be displayed for the purpose of identification.

**112.2 MUNICIPAL COOPERATION:** The assistance and cooperation of police, fire, and health departments and all other municipal officials shall be available to the building official as required in the performance of his duties.

## **SECTION 113.0 APPLICATION FOR PERMIT**

**113.1 WHEN PERMIT IS REQUIRED:** It shall be unlawful to construct enlarge, alter, remove or demolish a building, or change the occupancy of a building from one use group as defined in this Code to another; or to install or alter any equipment for which provision is made or the installation of which is regulated by this Code, without first filing an application with the building official in writing and obtaining the required permit therefor; except that ordinary repairs as defined in section 102 which do not involve any violation of this Code shall be exempt from this provision.

**113.2 FORM OF APPLICATION:** The application for a permit shall be submitted in such form as the building official may prescribe and shall be accomplished by the required fee as prescribed in section 118.0.

**113.3 BY WHOM APPLICATION IS MADE —** Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the licensed engineer or architect employed in connection with the proposed work. If the application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit by the owner or the qualified person making the application that the proposed work is authorized to make such application. The full names and addresses of the owner, lessee, applicant, and of the responsible officers, if the owner or lessee is corporate body, shall be stated in the application.

**113.4 DESCRIPTION OF WORK:** The application shall contain a general description of the proposed work, its location, the use and occupancy of all parts of the building or structure and of all portions of the site or lot not covered by the building; and shall state whether fire extinguishing equipment, plumbing, water piping, gasfitting, heating or electrical work is involved, the estimated cost of such work including the general work, and such additional information as may be require the facts contained in each application to be certified by the applicant under oath.

**113.5 PLANS AND SPECIFICATIONS.** The application for the permit shall be accompanied by not less than three (3) copies of specifi-

cations and plans drawn to scale, with sufficient clarity and detail dimensions to show the nature and character of the work to be performed. When quality of materials is essential for conformity to this code, specific information shall be given to establish such quality and in no case shall the code be cited or term "legal" or its equivalent be used as a substitute for specific information. The building official may waive the requirement for filing plans when the work involved is of a minor nature

**113.5.1 STRUCTURE SUBJECT TO CONTROL.** In those structures subject to control as required in sections 128.1 through 128.3, affidavits must be submitted with the permit application verifying that the individuals and testing laboratories responsible for carryout the duties of said sections have been licensed and registered by the Committee

**113.6. PLOT PLAN.** There shall also be filed a plot plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines and the established street grades, and said plan shall be drawn in accordance with an accurate boundary line survey and when necessary by a registered land surveyor if required by the building official. If demolition is to be performed, the plot plan shall show all construction to be demolished and location and size of all existing buildings and construction that are to remain on the site or plot. The plot plan shall not be changed except as specified in section 115.4.

**113.6.1 APPROVAL OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM:** No person shall install, construct, alter or repair or cause to be installed, constructed, altered or repaired any individual sewage disposal system, nor shall he begin construction of any improvement to his property from which sewage will have to be disposed of by means of an individual sewage disposal system, including additions which will result in increased sewage flow, until he has obtained the written approval of the Director of the Department of Environmental Management of the plans and specifications for such work. Repairs or alterations shall, insofar as possible, comply in every respect with the standards set forth in subject regulations. A municipality may only grant a building permit pursuant to the State Building Code where the person applying for such building permit presents to the municipality the written approval of said Director as required by departmental regulations on said individual sewage disposal systems as referenced in Appendix "O".

**113.7 ENGINEERING DETAILS.** The building official may require adequate details of structural, mechanical and electrical work including computations, stress diagrams and other essential technical data



to be filed. All engineering plans and computations shall bear data to be filed. All engineering plans and computations shall bear the signature of the engineer or architect responsible for the design. Plans for buildings more than two (2) stories in height shall indicate how required structural and if fire-resistance rating integrity will be maintained, and where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and systems.

**113.8. AMENDMENTS TO APPLICATION.** Subject to the limitations of section 113.9, no amendments or revisions to a plan or other records accompanying the same may be made until the proposed changes have been filed with and approved by the building official; and such approved amendments shall be filed therewith.

**113.9. TIME LIMITATION OF APPLICATION** An application for a permit for any proposed work shall be deemed to have been abandoned six (6) months after date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that for reasonable cause the building official may grant one or more extensions for additional periods of time not exceeding ninety (90) days each.

## **SECTION 114.0 PERMITS**

**114.1. ACTION ON APPLICATION.** The building official shall examine or cause to be examined all applications for permits and amendments thereto within fifteen (15) days after filing. Before a permit is granted for the excavation or for the erection of any building or structure, a written statement shall be furnished by the owner from a town or city engineer as to the established grades. If the application or plans do not conform to the requirements of this application or plans do not conform to the requirements of this Code or of all applicable laws, the building official shall reject such application citing the specific sections of this code or applicable law upon which said rejection is based. If the building official is satisfied that the proposed work conforms to the requirements of this Code and all laws applicable thereto, he shall issue a permit.

**114.1.1 REPORTS TO ASSESSORS.** — The building official shall give to the tax assessors of the municipality written notice of the granting of permits for the construction of any buildings or for the removal or demolition or for any substantial alteration thereto. Such notice shall be given within thirty (30) days after the granting of each permit, and shall state the name of the person to whom the permit was granted and the location of the building to be constructed, altered, demolished or removed

**114.2. EXPIRATION OF PERMIT.** — Any permit issued shall become invalid unless the work authorized by it shall have been commenced

within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time said work is commenced; provided that, for cause, an extension of time for a period not exceeding ninety (90) days, has not been granted. All such extensions must be in writing and signed by the building official. For purposes of this section, any permit issued shall not be considered invalid if such suspension or abandonment is due to a court order prohibiting such work as authorized by said permit

**114.3. PREVIOUS APPROVALS.** — Nothing in this Code or the rules and regulations pursuant thereto shall affect any building permit lawfully issued, or construction on any building or structure lawfully begun in conformance with such permit, before the effective date of this Code in any city or town, provided, that work under such a permit is commenced within six months after its issuance, and that such work, whether under such permit or otherwise lawfully begun, proceeds in good faith continuously to completion so far as is reasonably practicable under the circumstances.

**114.4. SIGNATURE TO PERMIT** — The building official shall affix his signature to every permit.

**114.5. APPROVED PLANS.** — The building official or state building commissioner shall stamp and endorse in writing the plans submitted in accordance with section 113.5: one (1) set of such stamped and endorsed plans shall be retained and shall not leave from the department except in the sole discretion of the building officials for the purposes of examination by another municipal or state department; one (1) set of plans shall be kept at the building site, open to inspection of the building official, state building commissioner, or their authorized representative, at all reasonable times; one (1) set shall be retained by the owner, architect or engineer

**114.6 REVOCATION OF PERMITS** — The Building Official may revoke any permit or approval issued under the provisions of this Code in the event that the granting of said permit or approval was based upon statements which prove to be false or based on misrepresentations of fact. Any aggrieved party shall have the right to appeal any revocations by any Building Official, and said appeal shall be made within 15 days of said decision to the local board of appeals as set forth in section 127.2 of this Act.

**114.7. APPROVAL IN PART.** — When an application and all documents necessary for the issuance of a permit to erect or add to a building or other structure have been filed, as required in section 113.5, and prior to issuance of said permit, the building official may at his discretion issue a special permit for the erection of the foundation or any other part of a building or structure. The holder of such a special

permit may proceed at his own risk without assurance that a permit for the entire structure will be granted.

**114.8. POSTING OF PERMIT.** — A copy of the building permit shall be kept in view and protected from the weather at the site of operations and shall be open to public inspection during the entire time of prosecution of the work and until such time as the certificate of occupancy shall have been issued. The building permit shall serve as an inspection record card to allow the building official to make entries thereon regarding inspection of the work.

**114.9. NOTICE TO START.** — At least twenty-four(24) hours notice prior to the start of work under a building permit shall be given to the building official

## **115.0 CONDITIONS OF PERMIT**

**115.1 COMPLIANCE WITH CODE.** — The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel or set aside any of the provisions of this code, except as specifically stipulated by modification or legally granted variation in accordance with section 126.1 to 126.52 inclusive.

**115.2 COMPLIANCE WITH PERMIT.** — All work shall conform to the stamped or endorsed application and plans for which the permit has been issued and any approved amendments thereto.

**115.3 COMPLIANCE WITH PLOT PLAN.** — All new work shall be located strictly in accordance with the approved plot plan.

**115.4 CHANGE IN PLOT PLAN.** — No lot or plot shall be changed, increased or diminished in area from that shown on the official plot plan, as specified in section 113.6, unless a revised plan not inconsistent with zoning or other municipal ordinances indicating such changes accompanied by the necessary affidavit of owner, or applicant shall have been filed and approved; except that such revised plot plan will not be required if the change is caused by reason of an official street opening, street widening or other public improvement.

## **SECTION 116.0 MOVING, RAISING, SHORING OR DEMOLITION OF BUILDINGS**

**116.1 SERVICE CONNECTIONS.** — Before a building may be demolished, raised, shored or removed, the owner or his agent shall notify all utilities or agencies having service connections within the building including but not limited to, water, electric, gas, sewer and other connections. A permit to demolish or remove a building shall not be issued until a written release is obtained from all such utilities or agencies, stating that their respective service connections and appur-



tendant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner.

**116.2 BUILDINGS TO BE RODENT ERADICATED PRIOR TO DEMOLITION.** — No buildings or structures shall hereafter be razed or demolished unless, and until provisions are made for the rodent eradication of said buildings or structures.

**116.3. DESCRIPTION AND INSPECTION OF BUILDINGS.** — The application for the permit as delineated in 116.1 shall comply with all the applicable requirements of sections 113.0, 114.0, and 115.0, and shall clearly state the length, width, and height of the building and shall include the type of material comprising the exterior walls and roofs, and if moved, the route by which it is to be so moved, and the time required for moving said building. The building official shall thereupon examine said building and if he finds there is no danger to adjoining property, the public will not be endangered or unduly inconvenienced if the building is to be transported on or across a public street or highway, he shall issue a permit for its removal subject to the prior written approval of other appropriate municipal officials such as the traffic engineer, the director of public works and the chief of the fire department.

**116.4 AGREEMENT.** — No building shall be moved from one location to another and no permits shall be issued for its removal until the owner or owners of such building shall sign an agreement to make said building conform to the requirements of this code for new buildings in its new location.

**116.5 PUBLIC UTILITIES, WIRES AND POLES, ETC.** — During the course of moving, demolishing or shoring of any building or structure no electrical light, trolley, telephone or telegraph wires or poles shall be removed, moved or disturbed without the written consent of the municipal authority and no tree or shrub shall be cut or disturbed except with the written consent of the owners of the premises upon which the tree or shrub stands, and no tree or shrub located on or over any part of a public street or highway, whether accepted or not shall be cut or disturbed, excepted by written consent of the municipal authority, and of the owners of the premises abutting on the part of such street or highway in which such tree or shrub stands.

**116.6. WORK TO BE CONTINUOUS.** — When a building is moved on or across a public street or highway, the work and labor of doing the same shall continue twenty-four (24) hours each day, including, Sunday, without interruption, while the said building is in or upon said street or highway, unless the person moving said building is specially exempted from so doing by the building official.

**116.7. WATCHMAN AND LIGHTS.** — Whenever and as long as a building or part of a building shall remain in or upon a public street or highway, the person moving the same, shall maintain a red light or lights burning at each end of the building during all periods of darkness and at such times shall keep a watchman on duty.

**116.8. BONDS AND LIABILITY INSURANCE.** — Prior to the issuance of a permit to move or demolish a building a certificate of insurance and a 100% performance bond shall be filed with the local building official or in the case of a state project with the state building commissioner. The amount of paid certificate shall be determined by the municipality or the state building commission respectively.

**116.9. SHORING.** — Every person desiring to shore up a building may be required by the building official to comply with all the pertinent requirements of moving and razing a building as provided herein.

#### **SECTION 117.0 REMOVAL OF STRUCTURES**

Structure has been

**SECTION 119.0 FEE COMPUTATION:** The permit fees shall be computed according to the fee schedule and procedures adopted in each municipality.

## **SECTION 120.0 CERTIFICATE OF USE AND OCCUPANCY**

**120.1 NEW BUILDINGS.** — No building or structure hereafter erected shall be used or occupied in whole or in part until a certificate of use and occupancy shall have been issued by the building official. Such certificate shall not be issued until all work has been completed in accordance with the provisions of this code of all approved permits and of all applicable codes for which a permit is required, except as provided in section 120.4.

**120.2 BUILDINGS HEREAFTER ALTERED.** — No building or structure hereafter enlarged, extended or altered to change the use group classification, the fire-grading, the maximum live load capacity, or the occupancy load capacity, in whole or in part, and no building hereafter altered for which a certificate of use and occupancy has not been heretofore issued, shall not be occupied or used until the certificate shall have been issued by the building official, certifying that the work has been completed in accordance with the provisions of this Code approved permits and of the applicable codes of all for which a permit is required. Any use or occupancy, which was not discontinued during said alterations, shall be discontinued within thirty (30) days after the completion of the alteration unless the required certificate is issued by the building official.

**120.3. EXISTING BUILDINGS.** — Upon written request from the owner of an existing building, the building official shall issue a certificate of use and occupancy, provided there are no violations of law or orders of the building official pending, and it is established after inspection and investigation that the alleged use of the building has heretofore existed. Nothing in this code shall require the removal, alteration or abandonment of, or prevent the continuance of the use and occupancy of a lawfully existing building, unless such use is deemed to endanger public safety and welfare.

**120.4 CHANGES IN USE AND OCCUPANCY:** After a change of use has been made in a building or structure, the reestablishment of a prior use that would not have been legal in a new building of the same type of construction is prohibited unless the building complies with all applicable provisions of this Code. A change from one prohibited use, for which a permit has been granted to another prohibited use shall be deemed a violation of this Code.

**120.5 TEMPORARY OCCUPANCY.** — Upon request of the holder of a permit, the building official may issue a temporary certificate of



occupancy for a building or structure, or part thereof, before the entire work covered by the permit shall have been completed, provided such portion or portions may be occupied safely prior to full completion of the building without endangering life or public health, safety and welfare, and provided that the agencies having jurisdiction over permits issued under other applicable codes are notified of the decision to issue a temporary certificate

**120.6. CONTENTS OF CERTIFICATE.** — The certificate shall certify compliance with the provisions of this Code and the purpose for which the building or structure may be used in its several parts; and shall be issued by the building official within ten (10) days after final inspection, provided that the provisions of the approved permits and of the applicable codes for which permits are required have been met. For use groups H, S, M, F and B, the certificate of use and occupancy shall specify, the use group, in accordance with the provisions of Article 2, the fire grading as defined in Article 2 and table 902, the maximum live load on all floors as prescribed in Article 7, the occupancy load in the building and all parts thereof as defined in Article 2 and Article 6, and any special stipulations, and conditions of the building permit

## **SECTION 121.0 POSTING BUILDINGS**

**121.1. POSTED USE AND OCCUPANCY.** — A suitably designed placard approved by the committee shall be posted by the owner on all floors of every building and structure and part thereof designed for high hazard, storage mercantile, industrial or business use (use groups, H, S, M, F and B) as defined in Article 2. Said placard shall be securely fastened to the building or structure in a readily visible place and shall state: the use group, the fire grading, the live load and the occupancy load. Placards shall comply with occupational safety hazards act requirements.

**121.2. POSTED OCCUPANCY LOAD.** — A suitably designed placard approved by the Committee shall be posted by the owner of every building and structure and part thereof designed for use as a place of public assembly or as an institutional building for harboring people for penal, correctional, educational, medical or other care or treatment, or as residential buildings used for hotels, lodging houses, boarding houses, dormitory buildings, multiple-family dwellings (use groups A, 1, R-1 and R-2). Said placard shall designate the maximum occupancy load.

**121.3. REPLACEMENT OF POSTED SIGNS.** — All posting signs shall be furnished by the Committee, posted by the owner, and shall be of permanent design; they shall not be removed, or defaced and, if lost, removed or defaced, shall be immediately replaced.

**121.4. PERIODIC INSPECTION FOR POSTING.** — The building official may periodically inspect all existing buildings and structures except one and two-family dwellings for compliance with this Code in respect to posting; or he may accept the report of such inspections from a qualified professional registered engineer or architect or others certified by the committee; and such inspections and reports shall specify any violation of the requirements of this code in respect to the posting of floor load, fire grading, occupancy load and use group of the building.

## **SECTION 122.0. VIOLATIONS**

**122.1. NOTICE OF VIOLATION.** — The building official shall serve a notice of violation or order on the owner or person responsible for the erection, construction, alteration, extension, repair, removal, demolition, use or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this Code; and such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**122.1.2. NOTICE OR ORDERS — SERVICE AND CONTENT.** — Every notice or order authorized by this Code shall be in writing and shall be served on the owner or the person responsible as defined in section 112 1:

- a) by any person authorized to serve civil process within the State of Rhode Island, by serving a copy of the order or notice personally upon the owner or person responsible or by leaving a copy of said order or notice at said owner or person responsible's last and usual place of abode; or
- b) by sending said owner or person responsible a copy of the order or notice by registered mail, return receipt requested; or
- c) if the owner or person responsible's last and usual place of abode is unknown and a due and diligent search fails to locate said individual, by posting a copy of the order or notice in a conspicuous place on or about the premises in violation, and by publishing said notice for at least three (3) out of five (5) consecutive days in one or more newspapers of general circulation in the municipality where the building or premises in violation is situated

**122.2 PROSECUTION OF VIOLATION.** — If the notice of violation is not answered and corrections scheduled as approved and complied with within thirty (30) days after service, unless otherwise provided in this code, the building official shall request legal counsel of the

municipality to institute the appropriate proceeding at law or in equity in a court of competent jurisdiction to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of this code or of the order of direction made pursuant thereto. All such court actions shall have precedence on the calendar after court actions for trespass and ejectment under Section 34-18-9 of the general laws and shall continue to have precedence on the calendar on a day to day basis until the matter is heard.

**122.3 VIOLATION PENALTIES.** — Every person who shall violate any provision of this Code shall be punished by imprisonment in the adult correctional institution for not more than one year, or by a fine of not more than five hundred dollars (\$500), or both, for each violation. Each day during which any portion of a violation continues shall constitute a separate offense.

**122.4. ABATEMENT OF VIOLATIONS.** — The imposition of the penalties herein prescribed shall not preclude the building official from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct business or use of a building or structure in or about any premises.

## **SECTION 123.0 STOP-WORK ORDER**

**123.1. NOTICE OF OWNER.** — Upon notice from the building official that any work on a building or structure is being prosecuted contrary to the provisions of this Code or in an unsafe or dangerous manner, such work shall be immediately stopped. The stop-work order shall be in writing and shall be served on the owner, as defined in Article 2, or on the person responsible as provided in section 122.12; and shall state the conditions under which work may be resumed; provided, however, that in instances where immediate action is deemed necessary for public health, safety and welfare or in the public interest, the building official may require that work be stopped upon verbal order.

**123.1.1. POSTING.** — A stop-work notice shall be posted in an conspicuous place on the job site and shall be removed only at the direction of the building official.

**123.2. UNLAWFUL CONTINUANCE.** — Any person who shall continue any work in or about the job site after having been served with a stop-work order, except work as he is directed to perform to remove a violation or unsafe condition, shall be liable to prosecution as provided in section 122.



**124.0 UNSAFE STRUCTURES - GENERAL PROVISIONS.** — All buildings, signs or other structures or any portion thereof shall be kept and maintained in a safe and sound condition at all times by the owner or his authorized agent.

**124.1** A building, sign or structure shall be declared unsafe by the building official if any one of the following conditions exists upon the premises.

1. The building is vacant, unguarded and open at doors or windows thereby permitting unauthorized entry; or

2. There is a hazardous accumulation of dust, debris or other combustible material therein; or

3. There is a falling away, hanging loose or loosening of any siding, block, brick, or other building material; or

4. There is a deterioration of the structure, or structural parts, or a structural weakness exists whereby the continued use and occupancy would endanger the lives of the occupants or those using public or private land in the immediate area; or

5. The building has been partially destroyed or has been substantially damaged by the elements, acts of God, fire, explosion, or otherwise and is vacant, regardless of whether or not such building is secured to prevent unauthorized entry, or

6. The building or structure has been vacant or unused for more than one hundred eighty (180) days, whether or not it has been boarded, guarded and/or closed at all doors and windows and has remained in a condition such that the repairs necessary to make the building or structure safe and sanitary for occupancy exceed fifty percent of the physical value of building or structure as defined in Section 106.5; or

7. The building, sign or structure constitutes a fire or windstorm hazard or is in the opinion of the building official otherwise dangerous to human life or public health, safety, and welfare; or

8. There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing; or

9. The electrical or mechanical installation or systems create a hazardous condition contrary to the Standards of this Code or the Code in effect at the time of construction; or

10. An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems; or

11. The use or occupancy of the building is illegal or improper because the building does not comply with the allowable areas, height, type of construction, fire resistance, means of egress, live load, or other features regulated by the Code in effect at the time of construction; or

12. Whenever the building or structure has been so damaged by fire, wind, or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger.

**124.2 NOTICE OF UNSAFE CONDITION.** — When the whole or any part of any building, sign or other structure shall be declared to be in an unsafe condition, the building official shall issue a notice of the unsafe condition to the owner of record describing the building or structure deemed unsafe and an order either requiring that the building, sign or structure be made safe or be demolished within a reasonable, stipulated time. All notices and orders shall be in writing and shall be delivered to the owners of said building by the building official or his designated agent or shall be sent by registered or certified mail to the last known address of such owner or owners. Orders to demolish any building, sign or structure shall also be issued to all mortgagees of record. If any owner or mortgagee cannot be located after due and diligent search, the notice and order shall be posted upon a conspicuous part of the building or structure, and such procedure shall be deemed the equivalent of personal notice. When a building or structure is ordered secured for any reason by the building official, the owner shall board said building or structure in accordance with Section 124.6 within seven (7) days or the building official may cause the necessary work to be done to secure said building or structure. The cost of such work shall be billed to the owner and be a lien against the real property as provided in Section 125.7.

**124.3 APPEALS.** — The owner shall either comply with said order or shall appeal said order to the local board of appeals within thirty (30) days of mailing or posting of said notice and order. There shall be no appeal to the order to board an unsecured or vacant building or structure. The Board of Appeals shall, if requested by the owner, hold a hearing where it will either confirm, modify, or revoke the notice and order of the building official in accordance with the provisions of Section 126.0 as may be deemed just and proper in the interest of public health, safety and welfare.

**124.4 RESTORATION OF UNSAFE BUILDINGS.** — A building, sign or structure declared unsafe by the building official shall be restored to a safe and usable condition in one of the following manners:

(1) When no change in use or occupancy is contemplated or compelled and the reconstruction or restoration is less than 50% of the physical value of such building, sign or structure as defined in Section 106.5, the building, sign or structure shall be repaired in accordance with the applicable requirements of Section 106.3 or 106.4.

(2) When a change in use or occupancy is contemplated or compelled, or reconstruction or restoration is in excess of 50% of the physical value of such building, sign or structure as defined in Section 106.5, exclusive of foundations, such building, sign or structure shall be made to comply in all respects with the requirements for materials and methods for new buildings, signs, or structures erected under the provisions of this code.

**124.4.1 COMPLIANCE.** — The owner of an unsafe building, sign, or other structure shall obtain the necessary permits to perform the restoration or reconstruction work required by the building official within thirty (30) days of the receipt of the notice of an unsafe condition and shall proceed immediately with the work as required in Section 114.2 of this code. The work shall continue until the unsafe condition has been abated.

**124.5 DISREGARD OF UNSAFE NOTICE.** — When a owner or his authorized agent has been served with a notice of an unsafe condition and fails to comply with the order to either make the building, sign or structure safe or to have it demolished within a stipulated time and has not appealed the order to the Local Board of Appeals within the thirty (30) days required, then legal counsel of the municipality shall be advised and shall institute the appropriation action to compel compliance as provided in Section 122.0. If in the opinion of the building official the condition poses an immediate danger to the public health, safety and welfare the building official shall cause all the necessary work to be done to either make the building, sign or structure safe or to have it demolished. The cost of such work shall be billed to the owner and shall be a lien against the real property as provided in Section 125.7

**124.6 BOARDING.** — Any building or structure which is ordered secure for any reason by the building official shall be boarded in accordance with the following specifications:

All openings (including doors and windows) from cellar to second floor inclusive, and all windows above the second floor leading to fire escapes, porches, or structural appurtenances on all floors must be covered from the exterior with a minimum of one-half inch ( $\frac{1}{2}$ " ) thick exterior grade plywood secured with screws of minimum length  $1\frac{1}{2}$ " or 2" (6d) ring shank nails placed 12 inches on center around the perimeter of the opening. Plywood shall be fitted so it rests snugly against the exterior frame butting up to the moulding or siding. All other windows must be secured in a similar manner with  $\frac{3}{4}$ " plywood from either the exterior or interior of the building.

**124.6.1** All gas, electric, water, and other services to a boarded building or structure except sewer lines shall be disconnected

**124.6.2.** Prior to boarding a building or structure, all decomposable debris and rubbish shall be removed from the premises.

## **SECTION 125.0 EMERGENCY MEASURES**

**125.1 VACATING BUILDINGS.** — When, in the opinion of the building official there is actual and immediate danger of failure or collapse of a building or structure or any part thereof which would endanger life, or when any structure or part of a structure has fallen or collapsed and life is endangered by the occupation of the building, the building official is authorized and empowered to order and require the occupants to



vacate the same forthwith. He shall cause to be posted at each entrance to such building a notice reading as follows:

**THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY  
HAS BEEN PROHIBITED BY  
THE BUILDING OFFICIAL**

It shall be unlawful for any person to enter except for the purpose of making the required repairs or of demolishing said building or structure.

**125.2 TEMPORARY SAFEGUARDS.** — When, in the opinion of the building official, there is actual and immediate danger of collapse or failure of a building or structure or any part thereof, which would endanger life or property, he shall cause all necessary work to be instituted to render such building or structure or part thereof temporarily safe despite the fact that such action may occur prior to the institution of those legal procedures provided for by this Code.

**125.3 CLOSING STREETS.** — When necessary for the public health, safety and welfare, the building official may temporarily close sidewalks, streets, buildings and structures and areas adjacent to any unsafe buildings, and prohibit the use thereof.

**125.4. EMERGENCY REPAIRS.** — For the purpose of this section the building official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**125.5. HAZARDOUS BUILDINGS.** — Whenever a building is in such hazardous condition as to create an immediate danger to the public health, safety and welfare either because of its potential as a fire hazard or because of the danger from collapse, the building official may order its immediate demolition. In the event that the owner fails to comply immediately with such order, then the building official may demolish said dwelling at the expense of the owner.

**125.6. COSTS OF EMERGENCY REPAIRS.** — Costs incurred in the performance of emergency work shall be paid from the municipal treasury on certificate of the building official; and the legal authority of the municipality shall institute appropriate action against the owner of said unsafe building or structure was located for the recovery of such costs.

**125.7. LIENS.** — Whenever the owner fails to comply with an order to repair, board or demolish a building, sign or structure as required by the building official and the building official has made repairs, boarded or demolished said building, sign or structure reasonable costs incurred by him in such action shall be a lien against the real property and such lien shall be enforced in the manner provided or authorized

by law for the enforcement of common law liens on personal property. Such lien shall be recorded with the records of land evidence of the municipality and the lien shall incur legal interest from the date of recording.

## **SECTION 126.0 APPEALS FROM ORDERS IN REGARDS TO UNSAFE BUILDINGS.**

**126.1. APPLICATION FOR REVIEW.** — The owner of a building or other structure or his duly authorized representative who has been served with an order pertaining to an unsafe building or other structure and a notice to make such building or other structure safe, secure, or habitable or to take down and remove such building or other structure, shall have the right, except in cases of emergency, to demand a hearing before the board of appeal if he deems such order to be unnecessary, improper or unreasonable and such demand shall be in writing with a statement of reasons therefor.

**126.2 PROCEDURE.** — The powers and duties of the board of appeal under this section shall be:

.21. To inspect the building or other structure and to confirm, modify or revoke the order of the building officials as may seem just and proper in the interest of public health, safety and welfare.

.22. To determine the suitable cost of reconstruction, restoration or rehabilitation in the repair of an unsafe building or other structure in case of a disagreement or dispute in relation thereto.

### **126.3 FINDINGS.**

31. The board of appeals shall determine its findings and submit a report in writing affirming, modifying, or revoking the order of the building official in whole or in part and shall determine the remedial steps if any to be taken to render the building or other structural safe.

.32. The findings and determination agreed upon by a majority of the board shall be deemed conclusive, and certified copies of the report shall be filed with the building official and with the owner or his representative, and shall be binding upon the building official and all parties in interest

## **SECTION 127.0 STATE BOARD OF APPEALS**

**127.1. AUTHORITY TO SERVE AS A BOARD OF STANDARDS AND APPEALS.** — The building code standards committee, after the state building code is adopted and promulgated, will serve as a board of standards and appeals. For the purpose of securing for the public the benefits of new developments in the building industry and insuring public health, safety and welfare said board shall make or cause to be made investigations, or may accept authenticated reports from recognized authoritative sources on new materials or modes of con-

struction intended for use in the construction of buildings or structures, and shall promulgate regulations setting for the conditions under which such materials or modes of construction may be used. Such regulations and amendments thereto shall have the same force and effect as the provisions of the code. Said committee shall as a body or as a sub-committee thereof, have the power to sit as a state board of appeals, and in the absence of a local board, to hear appeals from the decision of the local building official.

An aggrieved party, as defined in section 201.1 of the regulations may appeal an interpretation, order, requirement, direction or failure to act by the State Building Commissioner, charged with the administration or enforcement of this code or any of its rules or regulations directly to the State Building Code Board of Standards and Appeals as provided in section 127.1.4. Said appeal shall be filed with the Board of Appeals within thirty (30) days of the mailing or posting of the interpretation, order, requirement, direction or failure to act.

**127.1.1 STAY OF PROCEEDINGS:** The filing of an appeal shall stay all actions required by the State Building Commissioner's interpretation, order, requirement, direction, or failure to act, unless the State Building Commissioner charged with the administration or enforcement of this code or any of its rules or regulations, presents evidence and the Board of Standards and Appeals finds that upon the evidence presented a stay would involve imminent peril to public health, safety and welfare. In such an event the stay of all proceedings shall be waived or the Board may order such other action necessary to preserve said public health, safety and welfare. Before waiving the stay or proceedings the Board shall hold a hearing and give the appellant and state, or local agency or any person claiming that a stay would involve imminent peril to public health, safety and welfare, notice in writing of the hearing not less than twenty-four (24) hours before said hearing.

**127.1.2 STANDARD:** The Board of Standards and Appeals may vary the application of any provision of this code to any particular case when in the opinion of said Board, the enforcement of this code would do manifest injustice, provided that said Board finds that the decision to grant a variance, or modification will not conflict with the general objectives of this Code.

**127.1.3 ADDITIONAL POWERS:** The Board may impose in any decision, limitations both as to time and use, and a continuation of any use permitted may be conditioned upon additional modifications as set forth in said decision.

#### **127.1.4. PROCEDURES**

(1) Upon receipt of such appeal, the secretary of the board of standards and appeals shall appoint a panel of not less than five members of such board to hear said appeal. 1-shall be an architect, 2-



shall be professional engineers 1-shall be a building official not from the municipality from which the appeal is taken 1-shall be a builder or superintendent of building construction

(2) The board shall fix a day for hearing on said appeal and shall give reasonable notice thereof to the petitioner and the property owners within two hundred feet (200'), of said petitioner's property line when, in the board's discretion it may have an adverse effect on neighboring properties. A properly indexed record of all variations made shall be kept in the office of the State Building Commissioner and shall be open to public inspection.

A building owner may file an appeal for a variance to the board by registered mail, and a hearing date shall be set by the board within thirty (30) days of filing. A copy of the decision of the board shall be mailed to the owner and the local board of appeal from which said appeal has been taken not later than ten (10) days following the date of the hearing. Failure to render a decision within ten (10) days shall not affect the validity of any such decision or appeal.

(3) Application for appeal must be accompanied by three (3) copies of the required plans for review by the state building commission and the state board of standards and appeal. When available, a copy of the local board of appeals hearing transcript shall also be filed. When the board of appeals deems it necessary the applicant shall also provide a radius map indicating the adversely affected neighboring properties and a list of names and addresses of said properties.

(4) The local board of appeal shall submit to the State Board of Standards and Appeal a copy of its decision.

(5) Any person aggrieved by any ruling of the State Board of Standards and Appeals may appeal to the Superior Court in the county where such building or structure has been or is being constructed within 10 days from the mailing to the local board of appeals and owner.

**127.2. LOCAL BOARD OF APPEALS.** — A Board of Appeals shall be appointed by each municipality. Such board shall consist of five members, all of whom shall meet the qualifications set forth in the State Building Code Section 127.1.4, except that a member of the general public may be substituted for the building official. A member of a Board of Appeals of one municipality may also be a member of the Board of Appeals of another municipality. An aggrieved party as defined in Section 201.1, may appeal an interpretation order, requirement, direction or failure to act under this code by a local official of a city or town charged with the administration or enforcement of this code of any of its rules and regulations to the local board in that city or town.

**127.2.1 MEMBERSHIP:** — Any building code board of appeals duly established by ordinance or otherwise in a city or town and in existence

on July 1, 1977, shall qualify as a local board of appeals under Section 127, notwithstanding anything to the contrary contained herein. However, the procedure and rights for appeal for such board of appeals shall be governed by this code. If a city or town has not duly established by ordinance or otherwise a local building code appeals board by July 1, 1977, said city or town shall establish a board of appeals, hereinafter referred to as the local board of appeals, consisting of five (5) members appointed by the chief executive officer of the city or town; one (1) member appointed for five (5) years, one (1) for four (4) years, one for three (3) years, one (1) for two (2) years and one (1) to serve for one (1) year or until his successor has been appointed.

**127.2.2. STAY OF PROCEEDINGS:** Entry of an appeal shall stay all proceedings in furtherance of the action or failure to act appealed from, unless the state or local agency or any person charged with the administration of enforcement of this code or any of its rules or regulations presents evidence and the board finds that, upon the evidence presented, a stay would involve imminent peril to public health, safety, and welfare. In such an event stay of all proceedings shall be waived or the board may order such other action necessary to preserve public health, safety and welfare. Before waiving the stay of proceedings the board shall hold a hearing and give the appellant, state, local agency or any person claiming that a stay would involve imminent peril to public health, safety, and welfare, notice in writing of the hearing not less than twenty four (24) hours before said hearing.

**127.2.3 STANDARD:** The local board of appeals may vary the application of any provision of this code to any particular case when, in the opinion of the Board, the enforcement of this code would do manifest injustice, provided that the Board finds that the decision to grant a variance or modification will not conflict with the general objectives of this code.

**127.2.4 ADDITIONAL POWERS:** The Board may impose in any decision, limitations both as to time and use, and a continuation of any use permitted may be conditioned upon modifications as set forth in said decision.

**127.2.5 PROCEDURES:**

When the building official refuses to issue a building permit in whole or in part, or refuses to approve the mode or manner of construction proposed to be followed or the materials to be used in the erection or alteration of a building or structure, or when it is claimed that the provisions of this code do not apply or that an equally good or more desirable form of construction can be employed in a specific case, or when it is claimed that the true intent and meaning of this code and regulations have been misconstrued or wrongly interpreted. Within thirty (30) days the owner of such building or structure whether

erected or to be erected or his authorized agent may make application for appeal in writing from the decision of the building official to the local board of appeal.

1) Upon receipt of said application for appeal, the chairman or secretary of the board of appeal shall appoint a panel of not less than three members of said board to hear each appeal.

2) Applications filed at least 25 days, including Saturday, Sundays, and legal holidays, prior to the monthly meeting of the board will be advertised for public hearing at the next scheduled meeting. Unless the appeal is continued, a copy of the decision of the board shall be mailed to the owner to the building official from whom such appeal has been taken not later than 10 days following the date of the hearing.

3) Applications for appeal must be accompanied by two (2) copies of the required plans for review by the department of building inspection and the board of appeals.

4) The department of building inspection shall submit to the board of appeals a notice identifying the reason for the refusal to issue a permit and the code provisions being disputed.

5) Any person aggrieved by the decision of the local board may appeal to the State Board of Standards and Appeals within twenty (20) days after the filing of the local decision with the building official and owner. Any determination made by the local board shall be subject to review de novo by said State Board of Standards and Appeals.

**127.2.6 COPY OF DECISION:** A copy of any decision by a local board of appeals shall be transmitted to the State Building Commissioner within ten (10) days after the rendering of said decision.

## **SECTION 128.0 CONTROLLED MATERIALS PROCEDURE**

**128.1 WAIVER OF EXAMINATION AND INSPECTION.** — The building official may waive examination of the plans and/or field inspection of the construction and may issue a permit for the performance of the work under the following conditions:—

1) The examination of plans may be waived when the plans for the erection or alteration of a building are prepared by a professional registered engineer or architect, and such professional registered engineer or architect has stated in writing that he has supervised the preparation of the architectural, structural, electrical and mechanical design contract documents and that he will review and approve all working drawings for said construction and that said documents shall conform to all provisions of this Code and all rules and regulations adopted under its provisions.

2) The detailed department field inspection may be waived when the professional registered engineer or architect certifies that the structure will be built under his field observation, and in accordance



with approved contract documents, and that he will certify to the best of his knowledge, information and belief that the construction is in substantial accordance with these drawings and specifications, and that he will submit a report in compliance with section 128.13.

**128.1.2 QUALIFICATIONS.** — The professional registered engineer or architect shall be qualified by experience and training in the particular field of construction involved in the building project under consideration.

**128.1.3 REPORT.** — Before issuance of the certificate of use and occupancy for any building or structure the licensed registered engineer or architect who prepared and filed the original plans, and who observed the erection of the building shall file a report certifying that to the best of his knowledge, information and belief, that the structure has been erected in accordance with the approved plans; and, as erected, the building complies with this Code and other applicable laws specifically identified by the building official governing building construction except as to the specific variations legally authorized under the provisions of this code and as specifically noted in the report and cited in the certificate of use and occupancy.

**128.1.4** The building official may utilize this waiver in whole or in part but he must cause sufficient plan review and construction inspection by the department of building inspection to insure that: (1) the proposed usage and facilities are in substantial conformance with the zoning ordinance and construction codes; (2) the contractor is maintaining the required construction safety; and (3) the professional engineer or architect is in fact providing the necessary inspection.

**128.1.5** Whenever the building official shall exercise the right of waiver in accordance with the provisions of section 128.1 the professional engineer or registered architect shall forfeit all rights of appeal provided for in section 127.1 and 127.2 in regard to any decisions the building official may make at any time during the exercise of this procedure.

**128.2 SPECIAL TECHNICAL SERVICES.** — When applications for unusual designs or magnitude of construction are filed, the building official may refer such plans and specifications to the state building commissioner or he may in his discretion, retain a professional registered engineer or architect as qualified in section 128.12 for advice and recommendations as to said plans and specifications safety of design and compliance with this Code. The building official may also employ a registered engineer or architect to observe the construction in the field to insure compliance with the approved plans and permit. Upon completion, of the work, the engineer or architect employed, shall file with the building official a report to the effect that

to the best of his knowledge and belief the building has been erected in accordance with accepted engineering practice and in conformity to all the statutory provisions governing building construction for the designated use group classification of the building or structure in respect to use, fire grading, floor and occupancy loads. All fees and costs related to the performance of special technical services shall be paid by the applicant.

**128.2.1** The controlled materials procedure as defined in section 701 shall be used under all conditions where the reference standards for controlled materials require such control

**128.3 LICENSING OF LABORATORIES AND TEST PERSONNEL.** — Laboratories and test personnel operating under the provisions of section 128 shall be subject to licensing according to the rules and regulations promulgated by the committee as provided in section 109.12.

## **SECTION 129.0 TESTING AND EVALUATION GROUP**

**129.1. RULES AND REGULATIONS FOR LICENSING.** — The committee shall issue rules and regulations for the examination and licensing, and the revocation of licenses of individuals laboratories and firms responsible for the inspection, controlm testing and quality of materials, devices and methods of construction. Said rules and regulations shall require that all testing equipment and procedures shall comply with standards issued by the American Society for Testing & Materials, provided that such standards shall not conflict at any time with any rules and regulations established by and for the said committee or with this Code.

**129.2 TESTING AND EVALUATION GROUP.** — The state building code committee shall establish and maintain a testing and evaluation group, which will have the responsibility of administering and directing, under the supervision of the committee, the testing and controls for evaluating individual applicants and laboratories wishing to become registered and licensed as required under section 128.9

## **129.3 ACTIVITIES REQUIRING LICENSES**

**129.3. CONCRETE TESTING.** — On and after the first day of July 1, 1977, no person shall engage in the activities of field testing, plant testing or field inspection of concrete unless such person is under the supervision of one who is licensed to do so by the committee. Any person who violates the provisions of this section, or any person who falsifies a license issued by the board, or any person who fraudulently issues or accepts such a license shall be punished as provided in section 122 of this code. The committee shall require strict adherence to the standards of the American Society for Testing and Materials, designation E-329, entitled "Recommended practice for inspection and testing agencies for concrete and steel as used in construction"





# ***Savings Clause***

## **23-27.3-2 SAVINGS CLAUSE**

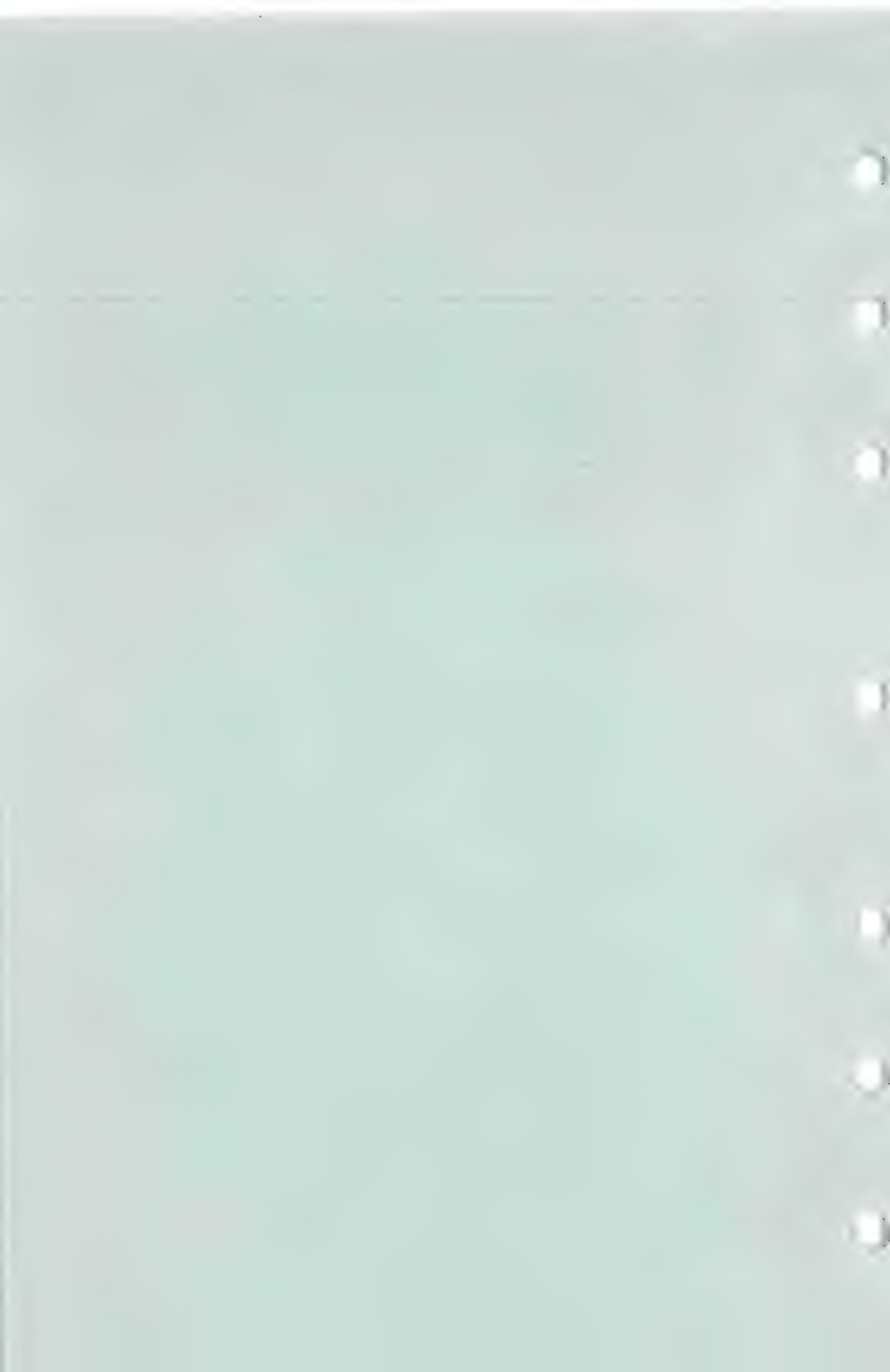
That nothing in these regulations hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquitted, or liability incurred, or any cause or causes of action acquired or existing under any act or local regulations repealed as prescribed in this chapter.

**23-27.3-3. PUBLICATION OF ACT:** The administrative provisions of the code as printed in the General Laws are numbered to be consistent with the referenced sections of the Model Codes and Standards as adopted by the Building Code Standards Committee as rules and regulations.

**23-27.3-4. SEVERABILITY:** The provisions of chapter 27.3 of this title are severable, and if any of its provisions shall be held unconstitutional or otherwise invalid by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

## **23-27.3-5 EFFECTIVE DATE OF CODE**

The effective date of this Act shall be July 1, 1977.



# **RHODE ISLAND STATE BUILDING CODE**

**Basic Building Code  
Regulation SBC-1  
November 1, 1981**

**Delete Existing Regulation SBC-1-77  
Dated July 18, 1977.**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911





**BASIC BUILDING CODE  
REGULATION — SBC-1  
NOVEMBER 1, 1981**

The Building Code Standards Committee, in accordance with the rule making authority of Title 23, Chapter 23-27.3, Section 109 1, paragraphs 1 through 4 inclusive, has formally adopted and promulgated as the Rhode Island Basic Building Code, the provisions of the BOCA Building Code of 1978, seventh edition, as published by the Building Officials and Code Administrator International, Inc., (BOCA), together with the amendments thereto hereinafter set forth to the articles and sections of said code:

BOCA Article I, Administration and Enforcement is deleted in its entirety, and the provisions of Title 23, Chapter 27.3 shall prevail.





# Article 2

## DEFINITIONS AND CLASSIFICATIONS

### SECTION 201.0

### GENERAL DEFINITIONS

To the list of BOCA general definitions, Section 201.0, add the following:

**AGGRIEVED PARTY: —**

(1) An owner of the building or structure which is subject to any interpretation, order, requirement, direction or failure to act by a local building official, State Building Commissioner, or local board of appeal's decision or failure to act.

(2) Property owners within 200 feet of the property line, as delineated in Section 127.1.4 (2), which is subject of any appeal.

(3) The State Building Commissioner relative to any interpretation, order, requirement, direction, or failure to act by the local building official.

**APPROVED MATERIAL, EQUIPMENT AND METHODS:** Acceptable to the state building code standards committee.

**AWNING:** A sheltering screen with approved covering, often of fabric, on a rigid or hinged support, or of a retractable system.

**BOILER HORSEPOWER (1):** is equal to the equivalent evaporation of 34.5 pounds of water (33,475 BTU per hour) from and at 212 degrees Fahrenheit feedwater

**CANOPY:** A metal framed sheltering member or system, with approved covering on a freestanding structure or one which is attached to a building.

**CHILD DAY CARE CENTER:** The term "child day care center" shall mean a room or group of rooms or spaces within a building used as a place for the care, guidance and/or supervision of a total of five (5) or more children not of common parentage, which term shall include all such places known as day nurseries, nursery schools, kindergarten schools, play schools and preschools.

**CHILDREN'S BOARDING HOME:** Any person who for compensation receives for care or treatment or has in his custody one or more children under the age of sixteen (16) years, but not more than seven (7) children, unattended by a parent or guardian, for the purposes of pro-

viding such child with care and lodging, except children related to him by blood or marriage, or legally adopted by, or legally committed by order to any court to such person, shall be deemed to maintain a children's boarding home.

**COMMISSIONER:** the state building commissioner; the building official responsible to enforce this Code in accordance with the provisions of section 108.2 of this Code

**COMMITTEE:** the building code standards committee

**COMMUNITY RESIDENCE I:** A Community Residence I is defined as a community-based residential facility. A Community Residence I operates twenty-four (24) hours a day to provide room, board, and supportive services to less than twenty (20) persons who are mentally retarded, mentally ill, drug abusers and/or alcoholics and who are in need of such services.

A Community Residence I would include but not be limited to the group home, hotel or half-way house. This definition does not include nursing homes or other forms of facilities which are primarily directed toward meeting the health or health-related and/or medical needs of the resident.

**COMMUNITY RESIDENCE II:** A Community Residence II is defined as a community based residential facility. A Community Residence II operates twenty-four (24) hours a day to provide room, board and supportive services to eight (8) or less persons who are mentally retarded, mentally ill, drug abusers and/or alcoholics who are in need of such services.

A Community Residence I would include but not be limited to the group home, hostel or half-way house.

The definition does not include nursing homes or other forms of facilities which are primarily directed toward meeting the health or health related and/or medical needs of the resident.

**EDUCATIONAL OCCUPANCY:** educational occupancy includes all buildings used for the gathering of groups of six (6) or more persons for the purpose of instruction

Other occupancies associated with educational institutions shall be in accordance with the appropriate part of the Code. Examples: Child day care centers, proprietary schools.

**ELECTRICAL SIGNAL SYSTEM:** any electrical system which supplied energy to an appliance which gives a recognizable signal.

**ELECTRICAL POWER SYSTEM:** any electrical system which supplies energy for any other use other than signal.

**FORMED STEEL CONSTRUCTION:** that type of construction used in floor and roof systems consisting of integrated units of sheet or strip steel plates which are shaped into parallel steel ribs or beams with a continuous connecting flange deck; generally attached to and supported on the primary or secondary members of a structural steel or reinforced concrete frame.

**HOSPITAL:** A building, or part thereof, used for the medical, psychiatric, obstetrical or surgical care, on a 24 hour basis, of 4 or more inpatients. This includes general hospitals, mental hospital, tuberculosis hospitals, children's hospitals, and any such facilities provided inpatient care.

**HOUSING FOR THE ELDERLY:** A building or portion thereof containing dwelling units arranged or used for the independent living facilities of elderly individuals age 62 years or older. This includes, but is not limited to all federal, state and locally funded projects

**INTERMEDIATE CARE FACILITY:** An intermediate care facility is a health care facility or an identifiable unit or distinct part of a facility which provides twenty-four (24) hour inpatient preventive and supportive nursing care to two (2) or more persons unrelated by blood or marriage whose condition is stabilized but requires continued nursing care and supervision.

**INTERMEDIATE CARE — CLASS I:** An intermediate care — Class I is a physical structure properly equipped and employed sufficient appropriate personnel to render proper nursing care to patients with chronic conditions who do not require professional nursing service.

**INTERMEDIATE CARE — CLASS II:** An intermediate care — Class II is a physical structure properly equipped and employing sufficient appropriate personnel capable of providing care for ambulatory persons requiring minimal or no specialized nursing service but in need of personal care and supervision.

**LIGHT GAGE STEEL CONSTRUCTION:** That type of construction in which the structural frame consists of studs, floor joists, arch ribs, rafters, steel decks and other structural elements which are composed and other structural elements which are composed and fabricated of cold-formed sheet or strip steel members less than three-sixteenths (3/16) inch thick.

**NURSING HOME:** A building, or part thereof, used for the lodging, boarding and nursing care, on a 24-hour basis, of 4 or more persons who because of mental or physical incapacity, may be unable to provide for their own needs and safety without the assistance of another person. This includes nursing and convalescent homes, skilled nursing facilities, intermediate care facilities, and infirmaries or homes for the aged

**RESIDENTIAL CUSTODIAL CARE FACILITY:** A building, or part thereof, used for the lodging or board of 4 or more persons who are incapable of self-preservation because of age, or physical or mental limitation. This includes facilities such as homes for the aged, nurseries (custodial care for children under 6 years of age), and mentally retarded care institutions. Day care facilities, such as those that do not provide lodging or boarding for institutional occupancy or occupants are not covered by this definition.

**SHELTERED CARE FACILITY:** A home equipped with only facilities to care for ambulatory persons who are in need of no specialized nursing service, with service limited to board and supervision

**TENT:** A collapsible structure of wood or metal frame construction with approved covering, free standing and structured to withstand wind pressure of ten (10) pounds per square foot.

Delete section 203.1 of the BOCA Code and substitute the following:

**203.1 GENERAL:** All buildings and structures, or parts thereof, shall be classified in the assembly (A) use group which are used or designed for places of assembly as defined in this code. Assembly type uses with a total occupancy load less than fifty (50), except those licensed for the sale of alcoholic beverages for consumption on the premises, shall be classified as use group B (business).



## Article 3

### GENERAL BUILDING LIMITATIONS

Delete Section 301.2 of the BOCA Code and substitute the following:

**301.2 FIRE LIMITS:** The fire limits shall comprise the areas containing congested business, commercial, manufacturing and industrial uses or in which such uses are developing. Any local community, in accordance with Sections 101.3 and 108.16, may enact ordinances defining the areas to be designated as within the fire limits and said communities may amend such ordinances regarding designated areas at any time.

For reference purposes only, the following designated Fire Limit Areas for the cities of Newport, Pawtucket, Providence and Woonsocket are as follows. Consult local authorities for amendments thereto.

#### CITY OF NEWPORT LIMITS:

**FIRE LIMIT #1** (Section 'A') shall include all buildings or properties within, or abutting on, the following boundaries:

Beginning at a point in the harbor line opposite West Extension St. to, and in a southerly direction, a point at Wellington Ave. at the intersection of Marchant St., then easterly along Wellington Ave. to Thames St., south on Thames St. to Narragansett Ave., east on Narragansett Ave. to Spring St., along Broadway to Equality Park Place, to West Broadway, along West Broadway to Marlborough St., along Marlborough St. to Farewell St., along Farewell St. to North Baptist St., along North Baptist St. to Thames St., along Thames to Bridge St., along Bridge St. to the harbor line, along the harbor line to the place of beginning.

**Exemptions.** The following properties, having been exempted from the Fire Limit 'A' by Ordinances, shall be retained; thus exempting said properties from the confines of (Section 'A') of Fire Limit #1.

#### EXEMPTIONS FROM FIRE LIMIT #1 (A)

<u>Date</u>	<u>Plat</u>	<u>Lot</u>	<u>Building</u>
2/ 2/55	24	196	Honyman Hall
3/13/57	17	154	White Horse Ravern
12/11/57	21	20-202	United Baptist Church
11/25/59	17	150	12 Marlborough Street
12/ 8/65	32	253	9 Lee's Wharf
10/13/66	24	229	35 Mill Street
12/ 7/66	17	335	Housing Auth. Farewell St.

11/27/68	24	226	Spring St. s.w. cor. Mill St.
8/27/69	24	84	95 Spring Street
8/27/69	24	258	34 Pelham Street
9/24/69	24	246	Bowen's Wharf
11/26/69	24	312	21 Church Street
6/14/72	17	75-76-77	Thames St. to Bridge St. to Cozzens Ct.
11/ 8/72	16	77-78	68-70 Bridge Street
1/31/73	24	227-227½-278	Candy Store W. Pelham St.
2/27/74	24	339	part C.I.C. Newport Associates
5/11/74	24	276	Port O'Call Floating structure
6/12/74	16	235	Newport Shipyard Washington St.
6/12/74	17	267	57-59 Thames Street
6/12/74	27	187	Dennison Street
10/ 9/74	27	209	21 Green Street
4/23/75	24	339	part Long Wharf Mall & Thames St.
5/14/75	24	288	41-43 Mill Street
10/ 8/75	16	68	90 Bridge Street
12/23/75	16	141	Leo's - rear Long Wharf
3/10/76	32	50	444 Thames Street
3/10/76	24	356	W. Pelham St. n.w. cor. America's Cup Ave.
4/14/76	16	235	Washington St.
4/28/76	27	86	243 Spring Street n.w. cor. Memorial Blvd. West.

Fire Limit #1 (Section 'B') shall include all buildings or properties abutting on the following line:

Starting at the intersection of Bowery St. and East Bowery St. with Bellevue Avenue, proceed north on Bellevue Avenue to the intersection of Bellevue Avenue, Kay Street and Touro Street.

#### CITY OF PAWTUCKET FIRE LIMITS:

Fire Limit #1 shall comprise that point of the city within the following boundaries; beginning at the intersection of the center line of broad street and the Central Falls City line; fence easterly along the Central Falls city Line to its intersection with the center line of the Blackstone River; fence southerly along the center line of the Blackstone River and continuing southerly along the central line of the Pawtucket River to its intersection with the center line of interstate Route 95; fence westerly along the center line of interstate route 95 to its intersection with the Westerly line of George Street; fence northerly along the Westerly line of George Street to its intersection with the central line of Harrison Street; fence westerly along the cen-

ter line of Harrison street to its intersection with the center line of Garden Street; fence northerly along the central line of Garden Street to its intersection with the center line of Main Street; fence South Westerly along the center line of Main Street to its intersection with the center line of Mineral Spring Avenue; fence westerly along the center line of Mineral Spring Avenue to its intersection with the center line of Conant Street; fence north westerly along the center line of Conant Street to its intersection with the center line of the main tracks of the Penn Central Railroad Company; fence north easterly along the center line of said main tracks to its intersection with the center line of Broad Street; fence northerly along the center line of Broad Street; fence northerly along the center line of Broad Street to its intersection with Central Falls city Line; the point of beginning.

### **CITY OF PROVIDENCE FIRE LIMITS:**

Beginning at the harbor of the westerly side of the Providence river at a point where the city line intersects the harbor line, thence along the city line westerly to Montgomery Avenue, Montgomery Avenue to Michigan Avenue, Michigan Avenue to New York Avenue, easterly along New York Avenue to its terminus, thence northerly along a line crossing the easterly termini of Carolina Avenue, Georgia Avenue, Toronto Avenue and Chapman Street, Chapman Street to Allens Avenue, Allens Avenue to Georgia Avenue, Georgia Avenue to Eddy Street, Eddy Street to Byfield Street, thence easterly along the projected line of Byfield Street to the centerline of the property of the New York, New Haven and Hartford Railroad Company (Harbor Junction Branch), thence northwesterly along said centerline to the intersection of Thurbers Avenue with the projected line of Poe Street thence along the projected line of Poe Street and along Poe Street to Public Street, Public Street to Eddy Street, Eddy Street to Willard Avenue, Willard Avenue to Plain Street, Plain Street to Elm Street, Elm Street to Bassett Street, Bassett Street to Claverick Street, Claverick Street to Friendship Street, Friendship Street to Beacon Avenue, Beacon Avenue to Pine Street, Pine Street to Lockwood Street, Lockwood Street to Hayward Street, Hayward Street to Linden Street, Linden Street to Broad Street, Broad Street to Major Street, Major Street to Central Street, Central Street to the projected line of A Street, thence along the projected line of A Street and along A Street to Lester Street, Lester Street to Knight Street, Knight Street to Westminster Street, Westminster Street to Courtland Street, Courtland Street to Carpenter Street, Carpenter Street to Dean Street, Dean Street to Broadway, Broadway to Bradford Street Bradford Street to Cedar Street, Cedar Street to Dean Street, Dean Street to West Exchange Street, West Exchange Street to Atwells Avenue, Atwells Avenue to Harris Avenue, Harris Avenue to Delaine Street,

along the projected line of Delaine Street to the centerline of the property of the New York, New Haven and Hartford Railroad Company, thence southerly along the centerline of the right-of way of the New York, New Haven and Hartford Railroad Company to the projected line of Earl Street, thence along Earl Street to Elmwood Avenue, Elmwood Avenue to Thackery Street, Thackery Street to Melrose Street, Melrose Street to Sackett Street, Sackett Street to Hamilton Street, thence southerly along the projected line of Hamilton Street to the centerline of the property of the New York, New Haven and Hartford Railroad Company (Harbor Junction Branch), thence southerly to the city line and northerly along the centerline of the main line of the New York, New Haven and Hartford Railroad Company property to Roger Williams Avenue, Roger Williams Avenue to Narragansett Avenue, to Reservoir Avenue, across Reservoir Avenue to Downing Street, Downing Street to Adelaide Avenue, Adelaide Avenue to Mashapaug Pond, thence northerly along the easterly boundry of Mashapaug Pond to the projected line of Carter Street, thence to the centerline of the property of the New York, New Haven and Hartford Railroad Company, thence northerly along the centerline of the property of the New York, New Haven and Hartford Railroad Company to Union Avenue, thence along Union Avenue to the westerly boundry of the property of the New York, New Haven and Hartford Railroad Company, thence northerly along said boundry to Sterling Avenue, Sterling Avenue to the projected line of Huldah Street, the projected line of Huldah Street to Huldah Street to Magnolia Street, Magnolia Street to the centerline of the property of the New York, New Haven and Hartford Railroad Company (Pascoag Branch), thence along said centerline of the projected line of Eastwood Avenue, thence westerly along Eastwood Avenue to Heath Street, Heath Street to Hartford Avenue, Hartford Avenue to Privet Street, Privet Street to City View Parkway, City View Parkway to Dolphin Street, thence northwesterly along the projected line of Dolphin Street to the point of intersection with the projected line of Bosworth Street to the centerline of the property of the New York, New Haven and Hartford Railroad Company (Pascoag Branch), thence along said centerline to the projected line of Salmon Street, thence along the projected line of Salmon Street and along Salmon Street to King Street, King Street to Sheridan Street, Sheridan Street to Aleppo Street, Aleppo Street to Bosworth Street, Bosworth Street to Manton Avenue, Manton Avenue to Delaine Street, Delaine Street to the Woonasquatucket River, the Woonasquatucket River to the projected line of Cutler Street, thence along the projected line of Cutler Street to Barstow Street, Barstow Street to Valley Street, Valley Street to Harold Street to Prescott Street, Prescott Street to Wolcott Street, Wolcott Street to Valley Street, Valley Street to West Park Street, West Park Street to Holden Street, Holden



Street to Woodland Street, Woodland Street to Park Street, Park Street to Hayes Street, Hayes Street to Francis Street, Francis Street to Gaspee Street, Gaspee Street across Smith Street to the centerline of the property of the New York, New Haven and Hartford Railroad Company, thence along said centerline to Orms Street to Douglas Avenue, Douglas Avenue to North Davis Street to Chalkstone Avenue, Chalkstone Avenue to Delhi Street, Delhi Street to Dan Street, Dan Street to Bush Street to Oregon Street, Oregon Street to Fillmore Street, Fillmore Street to Admiral Street, Admiral Street to Charles Street, Charles Street to Lombardi Street, Lombardi Street to Commodore Street, Commodore Street to Silver Spring Street, Silver Spring Street to Smithfield Avenue, Smithfield Avenue to the City line, thence easterly along the city line to the Moshassuck River, thence southerly along the Moshassuck River to Smithfield Avenue, Smithfield Avenue to Branch Avenue, Branch Avenue to West River Street, West River Street to Burke Street, Burke Street to Erin Street, Erin Street to Elk Street, Elk Street to West River Street, West River Street to Cross Street, Cross Street to Charles Street, Charles Street to Nicholas Street to Livingston Street to Printery Street, Printery Street to Dryden Lane, Dryden Lane to Branch Avenue, Branch Avenue to North Main Street, North Main Street to Cemetery Street, Cemetery Street to Nashua Street, Nashua Street to White Street, White Street to Collyer Street, Collyer Street to the city line, thence easterly along the city line across North Main Street to Hillside Avenue, thence easterly along Hillside Avenue for a distance of one-hundred (100) feet, thence southerly along a line parallel with and one-hundred (100) feet easterly from the easterly side of North Main Street and Captain J. Carleton Davis Boulevard to Burr's Lane, Burr's Lane to Benefit Street, Benefit Street to Tockwotton Street, Tockwotton Street to George M. Cohan Boulevard, George M. Cohan Boulevard, to the harbor line of the Seekonk River and the continuation of the same to the Providence River at Fox Point, thence along the easterly harbor line of the Providence River to its northerly terminus at the Crawford Street Bridge, thence along the Crawford Street Bridge to the westerly harbor line of the Providence River, thence along the westerly harbor line of the Providence River to said place of beginning.

The beginning at a point at the intersection of the southeasterly line of Cranston Street and the northerly line of Huntington Avenue;

thence, running southeasterly along the northerly line of Cranston Street and the northerly line of Huntington Avenue three thousand and ten (3,010) feet, more or less, to an intersection of said northerly line of Huntington Avenue with the easterly line of Mashapaug Street;

thence, running generally southerly crossing Huntington Avenue to an intersection of the southerly line of Huntington Avenue on the southeasterly line of Lot 2 of Assessor's Plat 43;

thence, turning and running southwesterly along the said southeasterly line of Lot 2 and across the New York, New Haven, and Hartford Railroad Right-of-Way one hundred forty five (145) feet, more or less, to a point on the southwesterly line of said New York, New Haven and Hartford Railroad Right-of-Way, said line being the northeasterly line of Lot 147 on Assessor's Plat 51;

thence, turning and running generally southeast along the southwesterly line of said New York, New Haven and Hartford Railroad Right-of-Way to the point of intersection of said southwesterly line with the southerly line of said Lot 147;

thence, turning and running westerly along the said southerly line of Lot 147 and continuing along the southerly line of lot 146 of said Assessor's Plat 51 five hundred and fifty-five (555) feet, more or less, to the point of intersection of said southerly line of Lot 146 with the westerly line of said Lot 146;

thence, turning and running northerly along the westerly line of said Lot 146 two hundred twenty-five (225) feet, more or less, to the point of intersection of said westerly line with the southeasterly line of Lot 148 of Assessor's Plat 51, said southeasterly line of Lot 148 being the centerline of Mashapaug Pond;

thence, turning and running generally south along the southeasterly line of said Lot 148 and continuing along the centerline of said Mashapaug Pond to the point of intersection of said centerline with the easterly prolongation of the southeasterly line of Lot 261 of Assessor's Plat 126;

thence, turning and running southwesterly along the said easterly prolongation of the southeasterly line of Lot 261 seven hundred and forty-five (745) feet, more or less, to the point of intersection of said southeasterly line of Lot 261 with the westerly shoreline of said Mashapaug Pond;

thence, running southwesterly along the southeasterly line of Lot 261 and Lot 250 of said Assessor's Plat 126 one hundred fifty-five (155) feet, more or less, to a point on the northeasterly line of Lakeview Drive;

thence, turning and running southeasterly along the said northeasterly line of Lakeview Drive two hundred thirty-five (235) feet,

more or less, to the point of intersection of said northeasterly line of Lakeview Drive with the prolongation of the southerly line of Swanton Street;

thence, turning and running westerly along the said southerly line of Swanton Street four hundred thirty (430) feet, more or less, to the point of intersection of the said southerly line of Swanton Street with the westerly line of Niantic Avenue;

thence, turning and running northerly along the said westerly line of Niantic Avenue four thousand three hundred fifty (4,350) feet, more or less, to the intersection of the prolongation of the said westerly line of Niantic Avenue to the northwesterly line of Cranston Street;

thence, turning and running northeasterly along the said northwesterly line of Cranston Street ninety-five (95) feet, more or less, to the intersection of the said northwesterly line of Cranston Street and the southwesterly line of Lot 316 of Assessor's Plat 42;

thence, turning and running northwesterly along the southwesterly line of said Lot 316 eighty-seven (87) feet, more or less, to a point;

thence, turning and running northeasterly along the northwesterly line of said Lot 316 and Lot 422 of said Assessor's Plat 42 eighty-eight (88) feet, more or less, to a point;

thence, turning and running southeasterly along the northeasterly line of said Lot 422 forty-seven (47) feet, more or less, to a point;

thence, turning and running northeasterly along the northwesterly line of Lot 421 and said Assessor's Plat 42 forty (40) feet, more or less, to a point;

thence, turning and running southeasterly along the northeasterly line of said Lot 421 seventy-eight (78) feet, more or less, to a point on the northwesterly line of said Cranston Street;

thence, turning and running easterly across said Cranston Street one hundred (100) feet, more or less, to the point and place of beginning.

Also, beginning at a point, said point being in the southerly street line of Doyle Avenue in the City of Providence, said point also being sixty-four and ninety-five one hundredths (64.95) feet North eighty-

nine degrees, twenty-eight minutes and eight seconds East ( $N 89^{\circ} 28' 08'' E$ ) from the Point of Intersection of the easterly street line of Captain J. Carleton Davis Memorial Boulevard in the City of Providence and the southerly street line of Doyle Avenue so-called;

thence, North eighty nine degrees, twenty-eight minutes and eight second East ( $89^{\circ} 28' 08'' E$ ) along the southerly street line of Doyle Avenue so-called, two hundred sixteen and eighty-eight one-hundredths (216.88) feet in a straight line to a point, said point being in the southerly street line of Doyle Avenue so-called;

thence, South nine degrees, fifty-three minutes and one second East ( $S 9^{\circ} 53' 1'' E$ ) seven hundred sixty-five and twenty-seven one hundredths (765.27) feet in a straight line to a point;

thence, South eighty degrees, six minutes and fifty-nine seconds West ( $s 80^{\circ} 06' 59'' W$ ) five hundred fifty-one and eighty-nine one-hundredths (551.89) feet in a straight line to a point, said point being in the easterly street line of Captain J. Carleton Davis Memorial Boulevard so-called;

said point also being on a circular curve with a radius of two thousand, two hundred five and ninety-five one-hundredths (2,205.95) feet and twenty-five and no one-hundredths (25.00) feet northerly from the Point of Curvature of said circular curve;

thence, northeasterly one hundred seventy-four and eighty-five one-hundredths (174.85) feet along said circular curve to a point, said point being the Point of Tangency of said circular curve, said point also being in the easterly street line of Captain J. Carleton Davis Memorial Boulevard so-called;

thence, North eight degrees, fifty-six minutes and sixteen seconds East ( $N 8^{\circ} 56' 16'' E$ ) along the aforementioned street line five hundred seventy-six and five one-hundredths (576.05) feet in a straight line to a point, said point being in the easterly street line of Captain J. Carleton Davis Memorial Boulevard so-called;

thence, North eleven degrees, nineteen minutes and thirty-six seconds East ( $N 11^{\circ} 19' 36'' E$ ) along the aforementioned street line forty and forty-four one-hundredths (40.44) feet in a straight line to a point, said point being in the easterly street line of Captain J. Carleton Davis Memorial Boulevard so-called;

said point also being the Point of Curvature of a circular curve



having a radius of eighty and no one-hundredths (80.00 ) feet;

thence, northeasterly and easterly along the arc of the aforementioned circular curve one hundred three and eleven one-hundredths (103.11) feet to a point;

said point being the Point of Tangency of aforementioned circular curve, said point also being in the southerly street line of Doyle Avenue so-called, said point along being the point of beginning.

Beginning at the intersection of Branch Avenue and West River Streets, thence running southerly on River Streets to Cross Street, Cross Street to Charles Street, Charles Street to Nichols Street to Livingston Street to Printery Street, Printery Street to Dryden Lane, Dryden Lane to Branch Avenue, Branch Avenue to intersection of West River Street, and the Point of Beginning.

The following areas are deleted from the First Fire Limits:

Beginning at the intersection of the center line of South Main Street and the center line of Power Street.

thence, running northeasterly along the center line of Power Street to the intersection of the center line of Power Street and Well Street.

thence, running southeasterly along Well Street to the property line of land now or formerly of Richard D. Godfrey, et. ux. (lot 89A.P. 16)

thence, running northeasterly along said property line and the property line of lot #92 now or formerly of the Providence Redevelopment Agency, to the point being the northeasterly most corner of lot #92 and the southwesterly boundaries of lot 90.

thence, running southeasterly along the property line of said lot 90 now or formerly of Banice M. Webber and lot 91 now or formerly of Wayside Realty Company, to a point, said point being the northeasterly corner of lot #93 now or formerly of the Providence Redevelopment Agency.

thence, running southwesterly along the property line of lot #93 to a point being the northeasterly most corner of lot #94 now or formerly of the Providence Redevelopment Agency.

thence, running southeasterly to a point, point being the easterly most corner of lot 94 now or formerly of the Providence Redevelopment Agency.

thence, running northeasterly to the northerly most corner of lot 99 now or formerly of the Providence Redevelopment Agency.

thence, running southeasterly along the northeasterly line of lot 99 to the center line of Williams Street.

thence, running southwesterly along the center line of Williams Street to a point, said point being the intersection of the northeasterly line of Lot #563 and Lot #570 both now or formerly of the Providence Redevelopment Agency.

thence, running northeasterly to a point.

thence, running southeasterly along the property line of lot 570, crossing James Street and continuing southeasterly along the property line of lot #112, now or formerly of the Providence Redevelopment Agency to a point.

thence, running northeasterly along the property line of lot #184 and lots 113 & 114 to a point, said point being the intersection of the northwesterly most corner of lot 507, now or formerly of Joaquin Pires.

thence, running southeasterly along the property line of lot 184, now or formerly of Providence Redevelopment Agency, to a center line of Transit Street.

thence, running southwesterly along the center line of Transit Street to the center line of South Main Street.

thence, running northwesterly along the center line of South Main Street to an intersection of the center line of Power Street and the center line of South Main Street, said point being the point and place of beginning.

All lots contained are in Assessor's Plat 16.

Beginning at a point of tangency in the westerly line of Benefit Street at the intersection of Benefit Street and North Main Street.

thence, running S 0°-15'-55" bounded easterly by said Benefit

Street, a distance of one hundred fifty-five and two hundredths (155.02) feet a point;

thence, turning an interior angle of  $89^{\circ}25'00''$  and running N  $89^{\circ}40'55''$  W bounded southerly by land now or formerly of Raymond P. Young Sr. and Mary L. Young, a distance of thirty-nine and fifty hundredths (39.50) feet to a point;

thence, turning an interior angle of  $270^{\circ}35'00''$  and running S  $0^{\circ}15'55''$  E bounded easterly by land now or formerly of said Raymond P. Young Sr. and Mary L. Young, a distance of thirty-six and forty-four hundredths (36.44) feet to a point;

thence, turning an interior angle of  $91^{\circ}33'47''$  and running S  $88^{\circ}10'18''$  W bounded southerly by land now or formerly of Aetna Realty Co., a distance of seven and thirty-two hundredths (7.32) feet to a point;

thence, turning an interior angle of  $249^{\circ}42'48''$  and running S  $18^{\circ}27'30''$  W bounded easterly by land now or formerly of said Aetna Realty Co., a distance of forty-two and ninety hundredths (42.90) feet to a point;

thence, turning an interior angle of  $102^{\circ}02'47''$  and running N  $83^{\circ}35'17''$  W bounded southerly by land now or formerly of Christino DiMonteiro and wife Mollie a distance of two and twenty-eight hundredths (2.28) feet to a point;

thence, turning an interior angle of  $270^{\circ}36'37''$  and running N  $5^{\circ}48'6''$  W bounded easterly by land now or formerly of said Christino DiMonteiro and wife Mollie a distance of thirty-six and forty-three hundredths (36.43) feet to a point;

thence, turning an interior angle of  $269^{\circ}18'05''$  and running S  $83^{\circ}29'59''$  E bounded northerly by land now or formerly of said Christino DiMonteiro and wife Mollie a distance of four and seventy-one hundredths (4.71) feet to a point;

thence, turning an interior angle of  $80^{\circ}00'21''$  and running S  $16^{\circ}29'40''$  W bounded easterly by land now or formerly of William D. Warner and Sunny B. Warner, a distance of eighteen and thirty-three hundredths (18.33) feet to an angle point;

thence, turning an interior angle of  $186^{\circ}52'02''$  and running S  $9^{\circ}37'38''$  W bounded easterly by land now or formerly of said William D. Warner and Sunny B. Warner, a distance of fourteen and

twenty-four hundredths (14.24) feet to a point;

thence, turning an interior angle of  $94^{\circ}17'10''$  and running  $N\ 84^{\circ}39'32''\ W$  bounded southerly by land now or formerly of said William D. Warner and Sunny B. Warner, a distance of twenty-eight and sixty-four hundredths (28.64) feet to a point;

thence, turning an interior angle of  $278^{\circ}21'36''$  and running  $S\ 3^{\circ}01'08''\ E$  bounded by land now or formerly of said William D. Warner and Sunny B. Warner, a distance of forty-four and four hundredths (44.04) feet to an angle point;

thence, turning an interior angle of  $257^{\circ}31'17''$  and running  $S\ 80^{\circ}32'25''\ E$  bounded northerly by land now or formerly of said William D. Warner and Sunny B. Warner, a distance of forty-four hundredths (0.44) feet to a point;

thence, turning an interior angle of  $102^{\circ}14'03''$  and running  $S\ 2^{\circ}46'28''\ E$  bounded easterly by land now or formerly of said William D. Warner and Sunny B. Warner, a distance of one hundred and seventy-five hundredths (100.75) feet to an angle point;

thence, turning an interior angle of  $176^{\circ}51'04''$  and running  $S\ 0^{\circ}22'28''\ W$  bounded by land now or formerly of Ford Realty Co., a distance of fifty-five and fourteen hundredths (55.14) feet to an angle point;

thence, turning an interior angle of  $185^{\circ}58'31''$  and running  $S\ 5^{\circ}36'03''\ E$  bounded easterly by land now or formerly of said Ford Realty Co., a distance of sixty-seven and eighty-six hundredths (67.86) feet to a point;

thence, turning an interior angle of  $263^{\circ}28'15''$  and running  $S\ 89^{\circ}04'18''\ E$  bounded northerly by land now or formerly of said Ford Realty Co., a distance of one hundred fifteen and fifty-nine hundredths (115.59) feet to the westerly line of said Benefit Street;

thence, turning an interior angle of  $105^{\circ}59'35''$  and running  $S\ 15^{\circ}03'53''\ E$  bounded easterly by said Benefit Street, a distance of fifty-seven and seventeen hundredths (57.17) feet to a point;

thence, turning an interior angle of  $76^{\circ}35'36''$  and running  $S\ 88^{\circ}20'31''\ W$  bounded southerly by land now or formerly of Hill Realty Company, a distance of eighty-three and twenty-nine (83.29) feet to a point;



thence, turning an interior angle of  $285^{\circ}-27'-00''$  and running  $S 17^{\circ}-06'-29''$  E bounded easterly by land now or formerly of said Hill Realty Company, a distance of seventy-two and seven hundredths (72.07) feet to a point;

thence, turning an interior angle of  $86^{\circ}-20'-16''$  and running  $S 76^{\circ}-33'-15''$  W bounded southerly by land now or formerly of Robert H. Goff, and Nelia W. Goff, a distance of two (2.00) feet to a point;

thence, turning an interior angle of  $270^{\circ}-00'-00''$  and running  $S 13^{\circ}-26'-45''$  E bounded easterly by land now or formerly of said Robert H. Goff and Nelia W. Goff and land now or formerly of Clarke Simonds and Mary V. Simonds, a distance of seventy-one and eighty-three hundredths (71.83) feet to a point;

thence, turning an interior angle of  $84^{\circ}-05'-52''$  and running  $S 82^{\circ}-27'-23''$  W bounded southerly by land now or formerly of Joaquin Santos and Mary Santos and land now or formerly of the Diocese of Rhode Island and other land now or formerly of Joaquin Santos and Mary Santos and land now or formerly of Samuel C. Ress and Mildred K. Ress a distance of one hundred twenty-three and thirty-six hundredths (123.36) feet to a point;

thence, turning an interior angle of  $270^{\circ}-54'-56''$  and running  $S 8^{\circ}-27'-33''$  E bounded easterly by land now or formerly of said Samuel C. Ress and Mildred K. Ress, a distance of seventy-eight and twenty-four hundredths (78.24) feet to the northerly line of Star Street;

thence turning an interior angle of  $89^{\circ}-00'-53''$  and running  $S 82^{\circ}-31'-34''$  W bounded northerly by said Star Street, a distance of fifty-five and seven hundredths (55.07) feet to a point of curvature;

thence, along the arc of a circle curving to the right having a radius of fifteen (15.00) feet and a central angle of  $99^{\circ}-34'-08''$  bounded generally southwesterly by Star and North Main Street, a distance of twenty-six and seven hundredths (26.07) feet to a point of tangency;

thence, running  $N 2^{\circ}-05'-42''$  E, bounded westerly by North Main Street a distance of three hundred seventy-five and two hundredths (375.02) feet to a point of curvature;

thence, along the arc of a circle curving to the right having a radius of five hundred (500.00) feet and a central angle of  $18^{\circ}-21'-01''$  bounded westerly by North Main Street, a distance of one hundred sixty and fourteen hundredths (160.14) feet to a point of tangency.

thence, along the arc of a circle curving to the right having a radius of nine and eleven hundredths (9.11) feet and a central angle of  $159^{\circ}-17'-22''$  bounded generally northerly by North Main Street and Benefit

Street, a distance of twenty-five and thirty-two hundredths (25.32) feet a point of tangency at the point and place of beginning

The above described tract contains seventy-five thousand eight (75,008) square feet, more or less.

All lots contained are in Assessor's Plat 3.

### **CITY OF WOONSOCKET FIRE LIMITS:**

The areas of such fire limits in Woonsocket are described on "Zoning Map, 1971, Woonsocket, R.I." and all amendments thereto as all commercial (C-1, C-2, C-3, C-4) and industrial I-1, 1-2) zones.

Add the following Subsections to BOCA 307.0

**307.5 TWO STORY BUILDINGS:** In type 2 construction the area of buildings of use groups B,F,M and S not including high hazard uses, which do not exceed two stories or 85 feet in height shall not be limited: provided the exitway facilities comply with the provisions of Article 6, an automatic fire suppression system is provided complying with the provisions of Section 1202.0 and is supervised in accordance with Part 1 of Section 1218.1 and has a flow alarm device connected to an approved central station system, proprietary system or remote station system of the jurisdiction, and the building is isolated as specified in Section 307.2.

**NOTE:** Basements or cellars are prohibited in two (2) story building when utilizing the provisions of Section 307.5. Mezzanines or balconies shall be limited in area to a maximum of ten thousand (10,000) square feet. All mezzanines or balconies over three thousand (3000) square feet shall have two (2) stairways for exiting purpose.

**307.5.1 SMOKE CONTROL:** Natural or mechanical ventilation for the removal of products of combustion shall be provided in every story and shall consist of one of the methods described in Section 431.7.

**307.5.2 INTERIOR STANDPIPES:** Two story unlimited area buildings of Type 2 construction shall be provided with approved hydraulically calculated or four (4) inch interior standpipes located and installed in accordance with the requirements of Article 12.

**307.5.3 ALARM SYSTEMS:** Two story unlimited area buildings shall be provided with an audible and visual alarm system that will sound upon water flow of the fire suppression system or activation of manual pull stations installed in accordance with Section 1217.0.

Amend Section 314.0 as follows:

### **SECTION 314.0 TEMPORARY STRUCTURES**

**314.1 GENERAL:** Pursuant to a variance granted by the Board of Appeals under the provisions of Section 127.0, the building official may issue a permit for temporary construction as approved by the Board of Appeals. Such permits shall be limited as to time of service, but such temporary construction shall not be permitted for more than one (1) year.

The Building Official may issue permits for temporary construction, limited to buildings of less than two hundred (200) square feet. Such permits shall be limited as to time of service but no such construction shall be permitted to remain in place for more than one (1) year

**314.2 SPECIAL APPROVAL:** All temporary construction, when intended to be occupied by the owner, employee or the general public shall conform to structural strength, fire safety, means of egress, light ventilation and sanitary requirements of the Code necessary to insure the public health, safety and general welfare.

**314.3 TERMINATION OF APPROVAL:** The Building Official is hereby authorized to terminate such special approval and to order demolition of any such construction at his discretion.

**314.4 LOCATION:** Any temporary structure located within the fire limits shall have exterior wall fireresistant ratings in accordance with Table 302 of this code.

**SECTION 315.0 through 315.12:** Physically Handicapped and Aged are deleted in its entirety and the following provisions are substituted:

## **SECTION 315.0 PHYSICALLY HANDICAPPED AND AGED**

**315.1 WHERE REQUIRED:** The provisions for providing accessibility to buildings and facilities shall be as prescribed in the committee's regulations SBC-7, dated November 1, 1981 entitled, Specifications for Making Buildings and Facilities Accessible to and Useable by Physically Handicapped People.

## **315.2 HOUSING FOR THE ELDERLY**

**315.2.1 INDEPENDENT ELECTRICAL GENERATING SYSTEM:** All new construction or substantial rehabilitation of housing for the elderly shall contain an independent generating system for electrical power meeting the requirements of this Code, which shall be sufficient to maintain the operation of the housing for the elderly for a period of at least forty-eight hours in the event of a disruption of electrical power, including the following items:

- (1) Emergency lighting meeting the requirements of Chapter 23-28.24 of the General Laws;
- (2) Automatic fire alarm system meeting the requirements of chapter 23-28 of the General laws;
- (3) Heating system, including boilers, pumps and controls for all dwelling units and common areas meeting the requirements of Article 11 of this Code;

Exception: Electric heating within dwelling units shall not be connected to the emergency generator

(4) At least one elevator if the structure is equipped with elevators;

(5) Kitchen equipment including refrigeration, cooking, ventilation and other equipment meeting the requirements of this Code in all community areas; and

(6) Artificial lighting, heat, and ventilation meeting the requirements of this Code in all community areas



# Article 4

## SPECIAL USE AND OCCUPANCY REQUIREMENTS

Change section 403.1 Inspection's to read as follows:

**403.1 Operation and Maintenance:** All buildings and structures involving the use and handling of flammable liquids and gases and other hazardous uses shall be inspected by the local fire official, at his discretion but not less than once annually. In respect to the operation equipment, housekeeping and general fire safety conditions and to determine proper firefighting procedure in the event of fire. Such inspection shall be made to insure compliance with the provisions of this code exclusive of structural requirements; standpipes, hydrant and fire suppression systems; fire-alarm, signaling and central station alarm systems; conduct of fire drills and fire brigades; and all special fire extinguishing equipment in accordance with the rules and regulations of the administrative official.

Delete BOCA Section 404.2, Certificate of Fitness and substitute the the following:

**404.2 CERTIFICATE OF FITNESS:** The local municipality may develop rules and regulations pursuant to the issuance of Certificates of Fitness for the operator or supervisor of boilers and pressure vessels within the limitations set forth by said municipalities. Copies of said regulations and subsequent amendments shall be filed with the State Building Commissioner.

Amend Section 405.3.2. Existing Use Altered as follows.

**405.3.2. EXISTING USE ALTERED:** When an existing building or structure heretofore used as a place of public assembly is altered and the cost of such alterations is more than fifty (50) per cent of the physical value of the building as defined in Section 106.5, all provisions of this code relating to new places of public assembly shall be complied with. When the cost of such alteration is less than fifty (50) per cent of the physical value of the building, such alterations shall comply as nearly as is practicable with the provisions of this code which govern the arrangement and construction of seats, aisles, passageways, stage and appurtenant rooms, firefighting and extinguishing equipment and adequacy of means of egress.

Amend Section 422.0 as follows:

## **SECTION 422 TENTS, AIR SUPPORTED STRUCTURES**

**422.1 CONSTRUCTION:** Tents and air-supported structures shall be constructed as required by this Code and any applicable approved rules.

**422.2 PERMITS:** A special temporary permit shall be secured from the building official for all such installation greater than 120 square feet in area. Tents and air-supported structures may be erected for a period not to exceed ninety (90) days.

**422.3 LOCATION:** Tents and air-supported structures shall be located outside the fire limits unless an accessible, unoccupied open space is provided around the perimeter of the structure with a minimum width of twenty (20) feet.

**422.4 APPROVED TYPE:** Tents and air-supported structures shall be of an approved type. The applicant for a special temporary permit hereunder shall submit evidence of the adequacy of the structure in accordance with Section 109.2 of this Code.

### **422.5 FIRE PREVENTION:**

**422.5.1 FLAMEPROOFING:** A certificate shall be submitted by the manufacturer stating that the material used for any specific tent or air-supported structure has been tested by a nationally recognized laboratory and found to be permanently fireproof. No such certificate shall be acceptable for material which is more than three years old.

**422.5.2 COMBUSTIBLE MATERIAL:** Combustible materials shall not be permitted under stands or seats at any time.

**422.5.3 COMBUSTIBLE TRASH:** The area within and adjacent to tents and air supported structures shall be maintained clear of all grass or underbrush which creates a fire hazard within a radius a fifty (50) feet of the structure and all combustible trash shall be removed from the tent or structure daily.

Amend section 424.0 Mobile Units as follows:

**424.1 GENERAL:** Mobile units, as defined in Section 201.0, shall be designed, constructed and maintained to be transported from one location to another and used with or without a permanent foundation.

**424.2 CONSTRUCTION:** Residential mobile units shall be designed and constructed in accordance with the provisions of the Department of Housing and Urban Development's Mobile Home Construction Standards. All non-residential mobile units shall be designed and constructed in accordance with the provisions of this code and regulation SBC-14, dated November 1, 1981, Manufactured Buildings and Building Components, whether used with or without permanent foundations.

## **431.0 HIGH RISE STRUCTURES**

Amend section 431.2 Maintenance and inspection as follows:

**431.2 MAINTENANCE AND INSPECTIONS:** All fire protection systems shall be maintained in an operative condition at all times and shall

be periodically inspected and tested in accordance with the State Fire Safety Code. Maintenance inspection records shall be kept available for inspection.

Amend Section 431.3 as follows:

**431.3 OPTIONS:** All buildings and structures shall be provided with either an approved automatic fire suppression system or safe areas of refuge (compartmentation) in accordance with the following Exception: Type R-1 Residential use buildings or structures are not allowed the option for compartmentation.

Delete Sections 431.3.1 (2), 431.3.1 (3) and 431.11 without substitution

Amend Section 431.3.2 (6) as follows:

**6.** A manual fire alarm system (pull boxes) shall be installed in accordance with the provisions of the State Fire Safety Code.

Delete the provision of sections 431.4, 431.5 and 431.6 and substitute the following:

**431.4 Smoke Detection Systems:** See the provisions of the State Fire Safety Code section 23-28.25-12.

**431.5 ALARM AND COMMUNICATION SYSTEMS:** See the provisions of the State Fire Safety Code section 23-28.25-12

**431.6 CENTRAL CONTROL STATION:** See the provisions of the State Fire Safety Code section 23-28.25-12.

Delete subsection 431.8 Elevators and substitute the following:

**431.8 ELEVATORS:** Elevators operation and installation shall be in accordance with Article 16 and the rules and regulations promulgated and enforced by the Rhode Island Department of Labor, Division of Occupational Safety, Elevator Unit, and the following:

1. At least one (1) elevator shall be provided for fire department emergency access to all floors. In compartmented buildings the elevator shall be located in a smokeproof enclosure; or shall open into a lobby (which may serve additional elevators) separated from the remainder of the building by one (1) hour fire resistance rated construction. Said elevator cab shall be of such size as to accommodate an ambulance cot in its horizontal open position.

**433.0 COMMUNITY RESIDENCES:** The construction of all buildings in the community residence use group shall comply with the provisions of Chapter 23-28.30, community residences of the State Fire Safety Code.

Add the following Section to the Code:

**434.0 BOARDING HOMES FOR CHILDREN:** The construction of all buildings for use as a boarding home for children under 16 years of age, shall comply with the requirements of the State Fire Safety Code, Sections 23-28 13-27 through 23-28 13-33





## **Article 5**

### **LIGHT AND VENTILATION**

Add the following Subsection:

**504.4 ARTIFICIAL LIGHTING SYSTEMS:** Electric power for artificial lighting shall be limited in accordance with the criteria as specified in Rules and Regulations dated November 1, 1981, SBC-6, Code for Energy Conservation in New Building Construction.



# Article 6

## MEANS OF EGRESS

### 603 AIR CONDITIONED BUILDINGS

Add the Following to BOCA Section 603.2 Exhaust Ducts:

Products of combustion detectors shall be connected to the building fire alarm system in accordance with the State Fire Safety Code.

Amend BOCA Section 604.4.2. Appeal from exitway order, as follows:

**604.2.2 APPEAL FROM EXITWAY ORDER:** Within seven (7) days after the service of the exitway order of the building official, the owner may file a written appeal therefrom in accordance with the provisions of Section 127.0.

Amend BOCA Table 607 as follows:

**Table 607**  
**LENGTH OF EXITWAY ACCESS TRAVEL (FT.)**

Use group	Without fire suppression system	With fire suppression system
Assembly	150	200
Business	200	300
Factory and industrial	200	300
High hazard	—	75
Institution	100	200
Mercantile	100	150
Residential	100	150
Storage, low hazard	300	400
Storage, moderate hazard	200	300

**Note:** The maximum length of exitway access travel in one story unlimited area buildings shall be 400 feet

### 609 NUMBER OF EXITWAYS

Delete BOCA Section 609.3 Buildings with one exitway and substitute the following:

**609.3 BUILDINGS WITH ONE EXITWAY:** Only one (1) exitway shall be required in buildings of the use group and characteristics specified in the following Table 609 and in the first story of Mercantile Use Group (M) buildings, twenty-five hundred (2,500) square feet or less in area, with an occupancy load not exceeding fifty (50) persons on the first story.

**Table 609**  
**BUILDINGS WITH ONE EXITWAY**

Characteristics of the Building					
Use group	Max height above:	Size	Max exit-way access travel distance	Min fire-resistance rating of exitway enclosure	Min fire-resistance rating of opening protection
R-2 (Residential multi-family)	2 stories	4 dwelling units per floor	50 ft	1 hour	1 hour
B <sub>(2)</sub> (Business)	2 stories	2500 sq ft. per floor	75 ft	1 hour	1 hour

**Note:**

1. Areas complying with definition for basements shall not be counted as a story.
2. Provide emergency means of egress from the second floor in the form of a window, a drop ladder and platform, or a rear door to grade.

Add the following exception to Section 610.4.1:

**Exception:** Patient room doors in use group "I" are exempt from the requirements of self closure devices.

Add the following paragraph to Section 618.9.1 Operation of Ventilating Equipment:

Products of combustion detectors specified in method 1 or 2 above shall be connected to the building fire alarm in accordance with the State Fire Safety Code.

**618.9.6 FIRE PROTECTION INDICATOR PANEL.** — A fire protection indicator panel may be required and located as near as practical inside the entrance to the smoke-proof tower stairshaft at grade. Said panel shall indicate the floor or floors having caused the alarm. Said panel shall have an overriding manual switch capable of deactivating the ventilation equipment. This installation shall be in accordance with the State Fire Safety Code, and shall be the state fire marshal's authority for implementation, enforcement and inspection.

Delete BOCA section 618.9.7 Fire Department Connection, and substitute the following:

**618.9.7. FIRE DEPARTMENT CONNECTION:** The fire protection indicator panel maybe required to have a direct connection to the fire department facilities. This fire department connection shall be made in accordance with the requirements of the State Fire Safety Code, and shall be the state fire marshal's authority for implementation, enforcement and inspection.



## **Article 7**

### **STRUCTURAL AND FOUNDATION LOADS AND STRESSES**

Amend Section 705.4. Existing Live Load, as follows:

**705.4. EXISTING LIVE LOADS:** When an existing building heretofore approved is altered or repaired within the limitations prescribed in Sections 106.3 or 106.4 the structure may be designed for the loads and stresses applicable at the time of erection, provided the public safety is not endangered thereby.

Delete BOCA Section 711.0 Snow Load and substitute the following

#### **711.0 SNOW LOAD**

**711.1 GENERAL:** Where buildings and structures or parts thereof are required by this code to withstand Snow Loads, the following criteria shall be used.

**711.2 DESIGN SNOW LOAD:** For purposes of Snow Load design the Snow Load to be used shall be 30 pounds per square foot

**711.3 DISTRIBUTION:** For the purposes of Snow Load design, the Snow Load distribution and related Snow Load coefficients shall be determined from Figures 7-1, 7-2 and 7-3.

To the BOCA Section 712.1 Wind Load design, add the following

#### **SECTION 712.0 WIND LOAD**

**712.1 DESIGN:** All exposed structures or parts of structures shall be designed to resist the pressures due to wind in any direction, as provided in Section 712.0 to 715.0 inclusive. The basic minimum wind speeds are shown in Figure 712.1 for the geographic location of the structure. The minimum wind pressures corresponding to specific wind speeds and heights are shown in Table 712.1. In all cases, the Wind

Loads shall be considered as acting normal to the surfaces to which they apply. These provisions do not apply to structures of unusual shape, exposure, or structural characteristics which would make them susceptible to unusual stresses. In such cases, special engineering investigations are required.

Basic Wind Speed shall be (100) MPH for Zone 1 and (110) MPH for Zone 2 — illustrated on Figure 7-4. These speeds shall be used in lieu of Figure 712.1.

Delete BOCA Section 716.0 Earthquake Load and substitute the following:

### **SECTION 716.0 EARTHQUAKE LOAD**

**716.1 GENERAL.** The provisions for Earthquake Design contained within Appendix L-101.0 of the Code are for reference only. The Committee shall review annually the requirement for implementation of Earthquake Design within the State of Rhode Island. The Committee shall reserve the right to require the Earthquake Design for any structure. Structures which shall require Earthquake Design are as follows: Fire stations, hospitals, police stations, high hazard structures, and elevated structures over 6 stories or 75 feet in height.

**716.2 DESIGN CRITERIA:** All structures requiring Earthquake provisions shall be designed for Zone 1.

Delete BOCA Section 720.0 Bearing Value of Soils and substitute the following:

**SECTION 720.0 BEARING VALUE OF SOILS.** All applications for permits for the construction of new buildings or structures, and for the alteration of a permanent structure which require changes in foundation loads and distribution, shall be accompanied by a statement describing soil in all bearing strata including sufficient records and data to establish their character, nature and load bearing capacity. Such records shall be certified by a qualified registered professional engineer or architect.

**720.1 SATISFACTORY FOUNDATION MATERIALS:** Satisfactory bearing strata to provide structural support shall be considered to include the following, provided they are of a standard consistent with engineering application; natural strata of rock, gravel, sand, inorganic silt, inorganic clay or combination of these materials. Compacted fills when designed and placed under the supervision of a qualified registered professional engineer or architect and certified by him as meeting the design requirements may be accepted by the building official. Other conditions of unsatisfactory bearing materials which are altered under the supervision of a qualified registered professional engineer

or architect and certified by him as meeting the design requirement may be accepted by the building official.

**720.1.1 LOADING INTERACTION:** Wherever bearing strata are subject to interaction from other loadings or strata reactions, such conditions shall be incorporated in the evaluation of the design bearing capacity of the support strata.

**720.1.2 BEARING CAPACITY FOR LIGHT WEIGHT STRUCTURES:** Light Weight Structures and accessory Structures such as garages and sheds may be founded on normally unacceptable bearing strata providing such material is certified by a qualified professional engineer or architect as being satisfactory for the intended use.

**720.1.3 PROTECTION OF BEARING STRATA:** Bearing Strata which may be adversely affected by conditions within the structure, such as evaporation and shrinkage due to excess heat, shall be adequately protected.

**720.2 BEARING VALUE:** The maximum pressure on soils under foundations shall not exceed values specified in Table 720 except when determined in accordance with the provisions of Section 722.0 or when modified by specific sections of this article.

TABLE 720

## Presumptive Bearing Capacity of Foundation Materials

Class of Material	Tons per Sq. Foot*
1. Massive crystalline bedrock including granite, diorite, gneiss, trap rock, hard limestone and dolomite	60
2. Foliated rock including limestone, schist and slate in sound condition	40
3. Sedimentary rock including hard shales, sandstones and thoroughly cemented conglomerates	20
4. Soft or broken bedrock (excluding shale), and soft limestone	10
5. Compacted, partially cemented gravels, and sand and Hardpan overlying rock	10
6. Gravel, well-graded sand and gravel mixtures	6
7. Loose gravel, compact coarse sand	4
8. Loose coarse sand and gravel mixtures and compact fine sand (confined)	2
9. Loose medium sand (confined)	1
10. Loose fine sand	(tt)
11. Hard Clay	4
12. Medium stiff clay, stiff varved silt	2(t)
13. Soft clay, soft broken shale	1(t)
14. Soft inorganic silt, preloaded material shattered shale or any natural deposit of unusual character not provided for herein	(tt)
15. Disturbed bed varved silt	0
16. Compacted granular fill	2-5(tt)

\*The allowable bearing pressure given in this section or when determined in accordance with the provisions of Section 722, will assure that the soils will be stressed within limits that lie safely below their strength. However, such allowable bearing pressure for classes 9 to 12, inclusive, do not assure that the settlements will be within tolerable limits for a given structure.

t-Alternately, the allowable bearing pressure shall be computed from the unconfined compressive strength of undisturbed samples, and shall be taken at 1.50 times that strength for round and square footings, and 1.25 times that strength for footings with length-width ratios of greater than four (4); for intermediate ratios interpolation may be used.

tt - Value to be fixed by the building official in accordance with Sections 722 and 723.



**720.2.1 CLASSIFICATION OF BEARING MATERIALS:** The terms used in this section shall be interpreted in accordance with generally accepted engineering nomenclature. In addition, the following more specific definitions are used for bearing materials in the area

**(a) ROCKS**

**SHALE** — a soft, fine-grained metamorphic rock of sedimentary origin.

**CONGLOMERATE** — a hard, well-cemented metamorphic rock consisting of fragments ranging from sand to gravel and cobbles set in a fine-grained matrix (locally known as Puddingstone).

**(b) GRANULAR MATERIALS**

**GRAVEL** — a mixture of mineral grains at least seventy (70) percent (by weight) of which is retained on a No. 4 mesh sieve and possessing no dry strength.

**SAND** — a mixture of mineral grains at least seventy (70) percent (by weight) of which passes a No. 4 mesh sieve and which contains not more than fifteen (15) percent (by weight) passing a No. 200 mesh sieve.

**COARSE SAND** — a sand at least fifty (50) percent (by weight) of which is retained on No. 20 mesh sieve.

**MEDIUM SAND** — a sand at least fifty (50) percent (by weight) of which passes a No. 20 mesh sieve and at least fifty (50) percent (by weight) is retained on a No. 60 mesh sieve.

**FINE SAND** — a sand at least fifty (50) percent (by weight) of which passes a No. 80 mesh sieve.

**WELL-GRADED SAND AND GRAVEL** — a mixture of mineral grains which contains between twenty-five (25) percent and seventy (70) percent (by weight) passing a No. 4 mesh sieve, between ten (10) and forty (40) percent (by weight) passing a No. 20 mesh sieve, and containing not more than eight (8) percent (by weight) passing a No. 200 mesh sieve.

**(c) COHESIVE MATERIALS**

**GLACIAL TILL** — a very dense, heterogeneous mixture ranging from very fine material to coarse gravel and boulders and generally lying over bedrock. It can be identified from geological evidence and from the very high penetration resistance encountered in earth boring and sampling operations.

**CLAY** — a fine-grained, inorganic soil possessing sufficient dry strength to form hard lumps which cannot readily be pulverized by the fingers.

**HARDCLAY** — an inorganic clay requiring picking for removal, a fresh sample of which cannot be molded by pressure of the fingers.

**MEDIUM CLAY** — an inorganic clay which can be removed by spading, a fresh sample of which can be molded by substantial pressure of the fingers.

**SOFT CLAY** — an inorganic clay, fresh sample of which can be molded with slight pressure of the fingers.

**INORGANIC SILT** — a fine grained, inorganic soil consisting chiefly of grains which will pass a No. 200 mesh sieve and possessing sufficient dry strength to form lumps which can easily be pulverized with the fingers.

**NOTE:** Dry strength is determined by drying a wet pat of solid and breaking it with the fingers.

#### **(d) COMPACTED GRANULAR FILL**

A fill consisting of gravel, sand-gravel mixtures, coarse or medium sand, crushed stone, or slag, containing not more than eight (8) percent (by weight) passing a No. 200 mesh sieve and having no plasticity, shall be considered satisfactory bearing material when compacted in nine (9) inch thick layers, measured before compaction, with adjustment of water content as necessary to achieve required compaction by applying to each layer a minimum of four (4) coverages of one of the following:

1. A vibratory roller with a steel frame with minimum weight of two (2) tons with a speed not exceeding one and one-half (1½) miles per hour;
2. A rubber-tired roller having four (4) wheels a breast and weighted to a total of not less than thirty-five (35) tons;
3. With the treads of a crawler type tractor with total load of not less than thirty-five (35) tons.
4. Other types of materials, compaction equipment, and procedures as may be approved by the building official on the basis of sufficient evidence that they will achieve compacted fills having satisfactory properties.

The building official will require a competent inspector, qualified by experience and training and satisfactory to him, to be on the project at all times while fill is being placed and compacted. The inspector shall make an accurate record of the type of material used, including grain-size curves, thickness of lifts, type of compaction equipment and number of coverages the use of water and other pertinent data. Whenever the building official or the inspector questions the suitability of a material, or the degree of compaction achieved, bearing tests shall be performed on the compacted material in accordance with the requirement of Section 722.0. a copy of all these records and test data shall be filed with the building official.

#### **(e) PRELOADED MATERIALS**

- 1) The building official may allow the use of certain otherwise unsatisfactory natural soils and uncompacted fills for the support of one (1) story structures, after these materials have been preloaded to effective stresses not less than one hundred and fifty (150) percent of the effective stresses which will be induced by the structure.

2) The building official may require the loading and unloading of a sufficient area, conducted under the direction of a competent engineer approved by the building official, who shall submit a report containing a program which will allow sufficient time for adequate consolidation of the material and an analysis of the preloaded material and of the probable settlements of the structure.

Delete BOCA Section 721.0 Foundation Investigation and substitute the following:

#### **721.0 FOUNDATION INVESTIGATION**

**SECTION 721.0 FOUNDATION INVESTIGATIONS** — Test pits, soil borings, rock corings or other subsurface investigations, shall be required for all buildings and structures. They shall be sufficient in number, location and depth to describe sub-surface materials necessary to the support of the buildings or structure.

**721.0 SOIL SAMPLES AND BORINGS REPORTS:** Samples of the strata penetrated in test borings or test pits, representing the natural disposition and conditions at the site, shall be available for examination of the building official. Wash or bucket samples shall not be accepted. Duplicate copies of the results obtained for all completed and uncompleted borings placed to a true relative elevation and to scale and of all test results or pertinent soil data shall be filed with the Building official.

To the BOCA Section 724.1 Frost Protection, add the following:

#### **SECTION 724.0 DEPTH OF FOOTINGS**

**724.1 FROST PROTECTION:** Except when erected upon solid rock or otherwise protected from frost, foundation walls, piers and other permanent supports of all buildings and structures larger than one hundred (100) square feet in area or ten (10) feet in height shall extend below the frost line of the locality, and spread footings of adequate size shall be provided when necessary to properly distribute the load within the allowable bearing value of the soil. Or such structures shall be supported on piles or ranging timbers, when solid earth to rock is not available. Footings shall not be founded on frozen soils unless such frozen condition is of a permanent character. The frost line depth shall be a minimum of 4'0" below exposed finish grade, except that in use group R<sub>3</sub> and R<sub>4</sub>, one and two family dwellings, the frost line depth shall be established at 3'6" below finish grade.

Amend BOCA Section 734.7.1 as follows:

**734.7.1 SUBSTANTIATION OF HIGHER ALLOWABLE LOADS ON PILES:** Individual pile loads higher than those indicated in Section 734.7 may be approved by the Committee when they are substantiated by test and analysis and the submission of a report by a licensed or registered professional engineer or architect establishing that the proposed construction under a one hundred (100) percent overload of the foundation is safe against failure of the pile and soil materials and showing that the

probable total magnitude and distribution of settlement to be expected under design conditions will not result in instability of the building or stresses in the structure in excess of the allowable values permitted by this code. However, the allowable pile load shall not exceed twice the value indicated in Section 734.7.

Amend BOCA Section 742.1 Special Piles and Caissons as follows

## **SECTION 742.0 SPECIAL PILES AND CAISSONS**

**742.1 GENERAL:** Types of piles or caissons not specifically covered by the provisions of this code may be permitted provided sufficient test data, design and construction information is filed for the approval of any new type of pile, caisson or soil consolidation system by vibro-flotation wick-drainage, electric, chemical, pressure or impact methods. Before approving new types or methods for actual use, the Committee shall require complete test demonstrations on the site to determine the adequacy of design and the suitability of method of installation.

To Subsection 742.0, add the following:

**742.2 LOADING OF COMPACTED CONCRETE PILES:** The load on compacted concrete piles shall be limited by the provisions of Section 734.6.1, except that the circumscribing polygon shall start at the junction of the shaft and the enlarged base, and the bearing area shall be taken at planes six (6) feet or more below said junction; and the allowable load on a compacted concrete pile shall not exceed one hundred forty (140) tons.

**742.2.2 INSTALLATION:** The installation of such piles shall fulfill the following-listed requirements:

a) The drive-pipe used for installing the piles shall be not less than twenty (20) inches outside diameter for piles which have an allowable load of eighty-five (85) tons or greater, and not less than sixteen (16) inches outside diameter for piles which have an allowable load of less than eighty-five (85) tons. For loads less than fifty (50) tons, smaller drive casings may be used subject to the approval of the building official.

b) The enlarged base of the pile shall be formed on or in bearing materials of Classes 1 to 9 inclusive. The Class 9 material (fine sand) shall have a maximum of six (6) percent by weight finer than the No. 200 mesh sieve and shall be non plastic.

c) The concrete in the base shall have a minimum compressive strength at twenty-eight (28) days of four thousand (4000) pounds per square inch, and shall be of zero (0) slump, and shall be placed in batches not to exceed five (5) cubic feet in volume.

d) The last batch of concrete shall be driven into the enlarged base with not less than twenty-five (25) blows, each of not less than one hundred and forty thousand (140,000) foot pounds. For lower allowable



loads, the required number of blows on the last batch shall vary in proportion to the allowable load. On the basis of test data, and subject to approval by the building official, the hammer blow energy may be reduced in which case the number of blows on the last batch shall vary inversely with the energy delivered per blow.

e) During injection of the last five (5) cubic feet the level of concrete in the drive casings shall be not more than six (6) inches above the bottom of the casing.

f) As the drive-pipe is being withdrawn, not less than two (2) blows of at least forty thousand (40,000) foot pounds each shall be applied to compact each batch of concrete in an encased shaft.

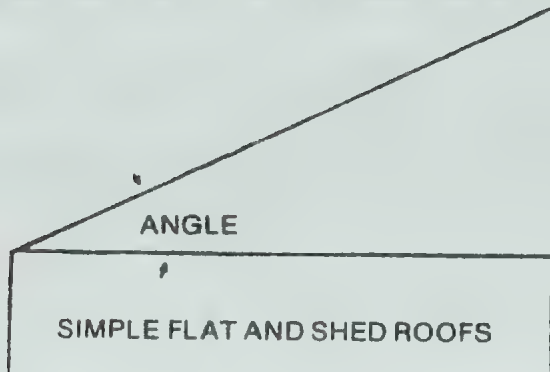
g) An uncased shaft shall not be formed through inorganic clay or inorganic silt unless a pile is made through such soil by a non-displacement method, at least equal to the inside diameter of the drive-pipe unless the individual piles are located more than nine (9) feet apart and outside the heavy range. Compact concrete piles shall have cased shafts when spaced closer than nine (9) feet apart and when installed through inorganic clay or inorganic silt.

h) An uncased shaft shall not be formed through peat or other organic soils.

i) The permanent metal casing shall be fastened to the enlarged base in such a manner that the two (2) will not separate. The concrete may be placed in the metal casing in the same manner as for poured-concrete piles. No metal casing shall be filled with concrete until after all piles within a radius of at least nine (9) feet have been driven.

The stresses in metal-cased shafts shall not exceed sixteen hundred fifty (1650) pounds per square inch on the concrete, and in addition nine-thousand five hundred (9500) pounds per square inch on the steel casing, provided that its wall thickness is at least two-tenths (2/10) of an inch. When required by soil conditions, allowance shall be made for corrosion as specified in Section 733.

**741.2.2 SPACING:** The center-to-center spacing of piles shall be not less than three (3) times the shaft diameter and not less than three and one-half (3½) feet.

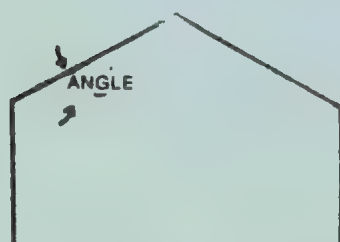


Angle	Slope	Design Snow Load (lbs/ft <sup>2</sup> )
0-20	Flat to 4/12	30
20-30	4/12 to 7/12	30
30-40	7/12 to 10/12	24
40-50	10/12 to 14/12	18
50-60	14/12 to 20/12	12
60-70	20/12 to 33/12	6
70-90	33/12 to Vertical	0

**Figure 7-1**



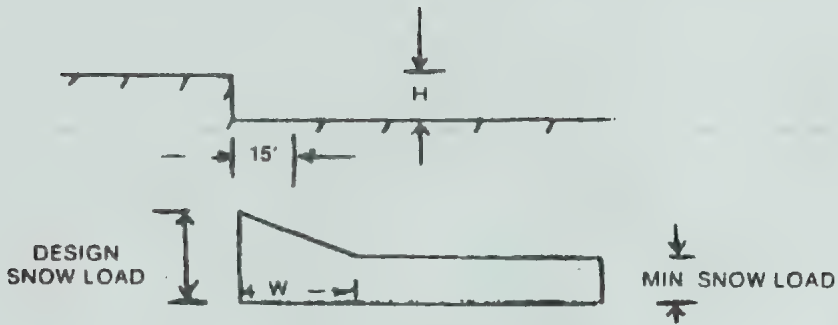
Note:  
 For angles  $\leq 20^\circ$  use Case I only  
 For angles  $> 20^\circ$   
 Use Cases I & II



SIMPLE GABLE AND HIP ROOFS

ANGLE	SLOPE	CASE I	CASE II
0-20	FLAT to $< 4/12$	30	N.A
20-30	$4/12$ to $< 7/12$	30	30
30-40	$7/12$ to $< 10/12$	24	30
40-50	$10/12$ to $< 14/12$	18	23
50-60	$14/12$ to $< 20/12$	12	15
60-70	$20/12$ to $< 33/12$	6	11
70-80	$33/12$ to $< \text{vertical}$	0	0

Figure 7-2



LOWER LEVEL OF MULTI-LEVEL ROOFS  
(WHEN UPPER ROOF IS PART OF SAME BUILDING OR  
ON AN ADJACENT BUILDING NOT MORE THAN 15 FEET WAY)

30

H IN FEET	DESIGN SNOW LOAD (lbs/ft <sup>2</sup> )	W IN FEET
0-1.5	30	10
1.5-2.0	30	10
2.0-2.5	38	10
2.5-3.0	45	10
3.0-3.5	53	10
3.5-4.0	60	10
4.0-4.5	70	10
4.5-5.0	75	10
5.0-6.0	90	W=2H
6.0-15.0	90	W=2H
15.0	90	30

Figure 7-3







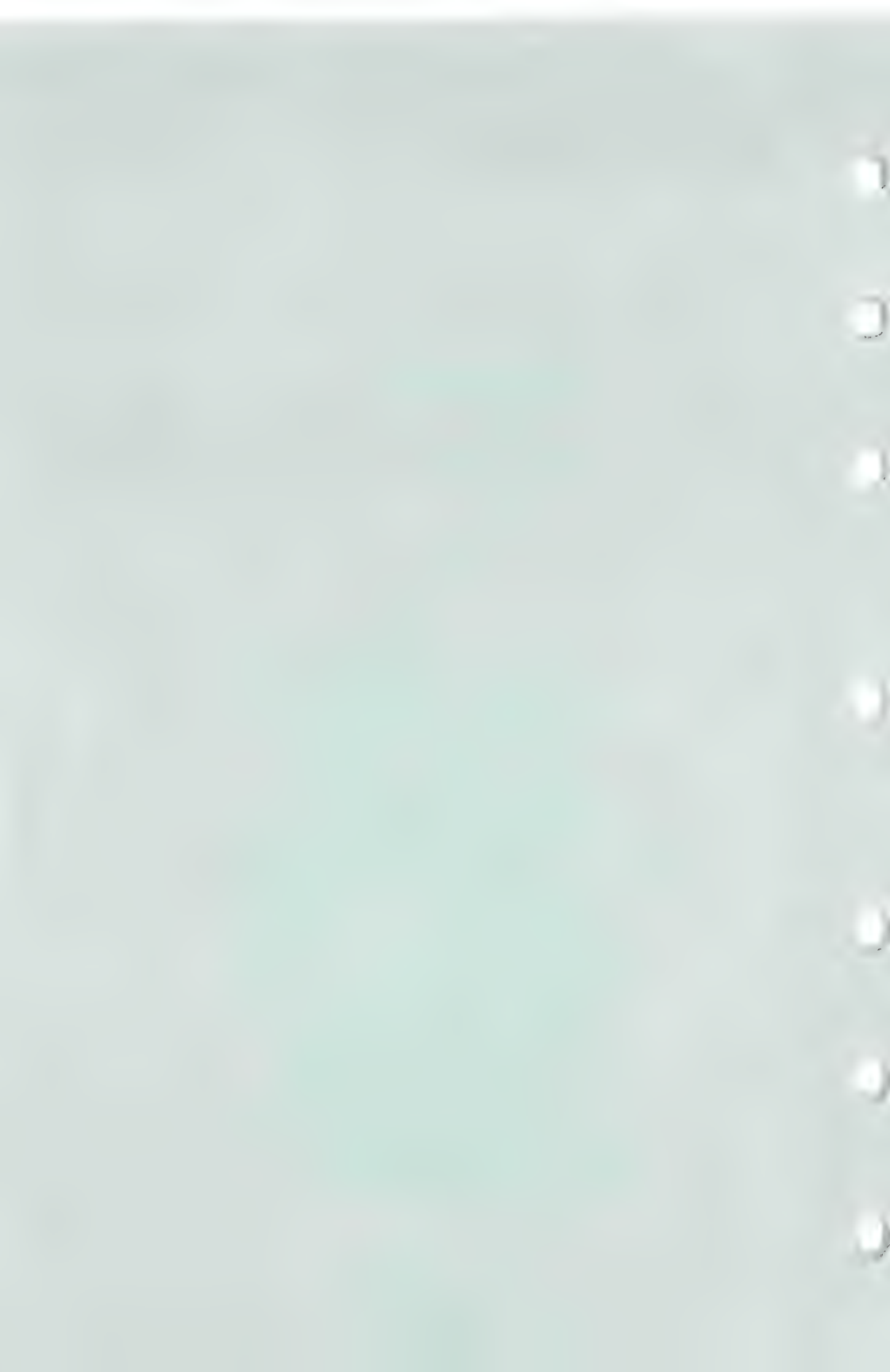
# **Article 8 - Part A**

## **MATERIALS AND TESTS**

### **Section 800.0 General**

Amend Section 800.1, Scope as follows:

**800.1 Scope:** The provisions of this article shall govern the quality workmanship, and requirements for all materials and methods and the minimum specifications for enclosure walls and wall thickness hereafter used in the construction of buildings and structures. All materials and methods of construction shall conform to the approved rules and the standards for materials and tests and the requirements of accepted engineering practice as herein listed. The Committee shall be the approval agency in lieu of the building official as specified in the provisions of this article, in order to maintain statewide uniformity and acceptance of new or innovative materials and methods of construction, in accordance with Section 127.1 of this Code and regulation SBC-13, dated November 1, 1981, for new materials, devices or methods of construction.





## ***Article 8 - Part C***

### **BUILDING ENCLOSURES, WALLS AND WALL THICKNESS**

Change Title of BOCA Section 872.0 WATERPROOFING AND FLOODPROOFING to read as follows:

#### **872.0 WATERPROOFING AND FLOOD CONTROL.**

Delete BOCA, Section 872.6 Floodproofing and substitute the following:

**872.6. FLOOD CONTROL:** All building projects including mobile homes shall be reviewed to determine if the location is within the special flood hazard area as defined by the Department of Housing and Urban Development Federal Insurance Administration (FIA) boundary maps. New construction, major repairs or substantial improvements to existing buildings shall conform to the Corps of Engineers minimum standards referenced in BOCA's Appendix B and regulation SBC 8 Construction in Flood Hazard Area, developed in accordance with the requirements of the Federal Insurance Administration.



# **Article 9**

## **FIRERESISTIVE CONSTRUCTION REQUIREMENTS**

Delete BOCA section 915.5 Closing Devices and substitute the following:

**915.5. CLOSING DEVICES.** — Except as may be otherwise provided for openings in fire walls and fire separation walls, all fire doors shall be selfclosing and shall be closed during occupancy of the building or part thereof. The building official may accept the use of products of combustion detectors meeting the requirements of the approved rules on doors that are normally required to be open for ventilation or other specified purposes when the safety of the occupants is not endangered thereby. Such heat activated devices or products or combustion detectors shall be connected to the buildings fire alarm system in accordance with the State Fire Safety Code.





# Article 10

## CHIMNEYS, FLUES AND VENT PIPES

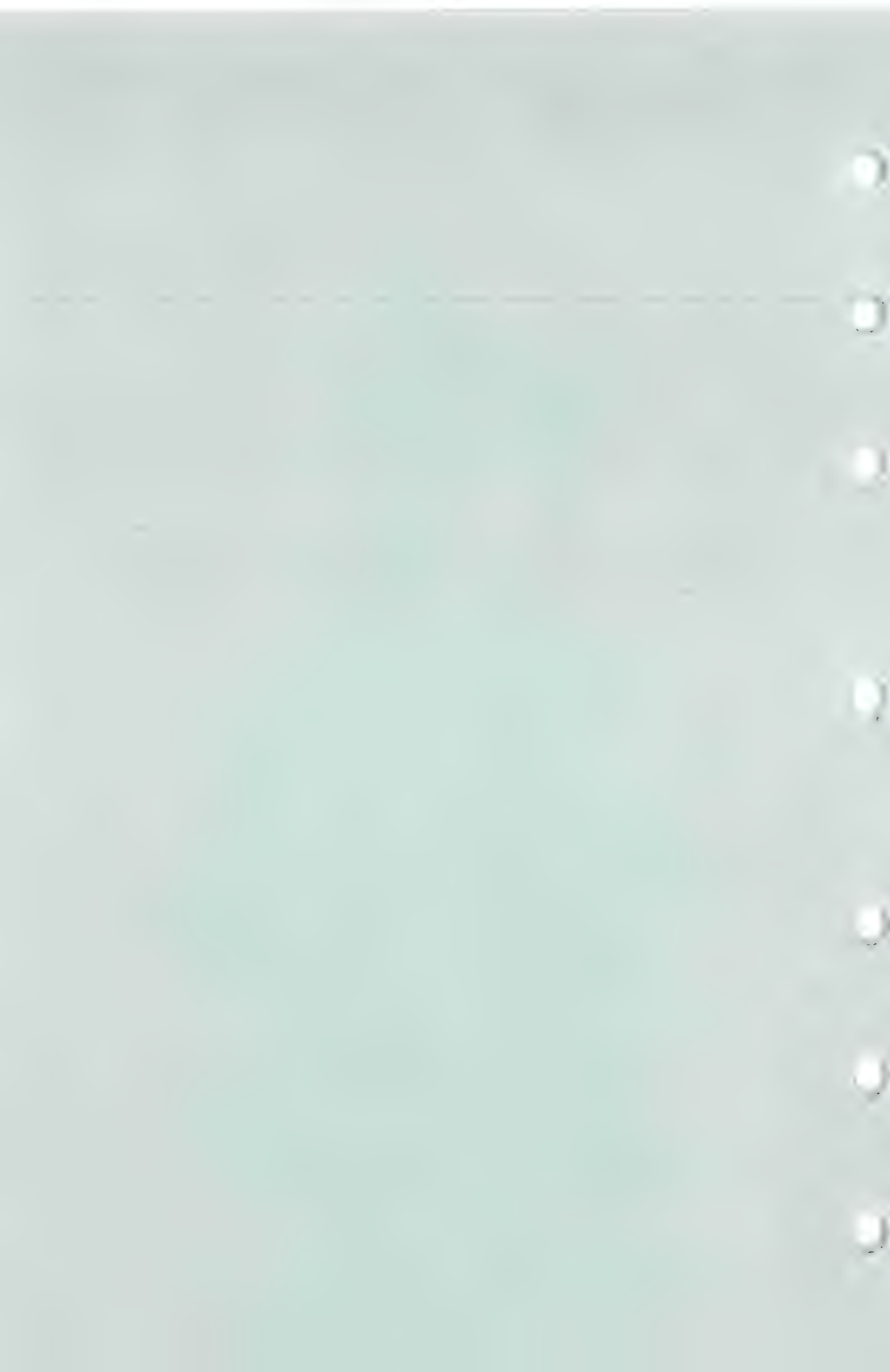
Delete BOCA section 1000.2 Other Standards, and substitute the following

**1000.2 OTHER STANDARDS.** — Unless other wise specifically provided herein, conformity to the applicable requirement of chimney construction and vents contained in regulations SBC-4, dated November 1, 1981, Basic Mechanical Code, shall be deemed to meet the requirements of this code.

Delete BOCA section 1010.1 Mechanical Code and substitute the following:

**1010.1 MECHANICAL CODE:** All chimneys, stacks and flues, including incinerator stacks, which emit sparks shall be provided with a stack arrestor conforming to the requirements of SBC-4, M-708.5.

Exception: Solid fuel-fired appliances installed in use groups R-2, R-3 and R-4 are totally exempt from spark arrestor requirements providing a class A, B or C roof is installed on the building.



# Article 11

## HEAT EQUIPMENT AND APPLIANCES— MOUNTING, CLEARANCES, AND CONNECTIONS

Amend Section 1100.2, Mechanical Code, as follows:

**1100.2 MECHANICAL CODE:** All mechanical equipment and systems shall be constructed, installed and maintained in accordance with Regulation SBC-4, dated November 1, 1981, Basic Mechanical Code.

Delete Sections 1105.1 Boiler Room and substitute the following:

### **SECTION 1105.0 BOILER ROOMS**

**1105.1 BOILER ROOM.** Every boiler or combination boiler and cooling unit shall be installed in a space which allows a minimum clearance of twenty-four (24) inches on all service sides.

Exception: Boilers under the jurisdiction of the laws and regulations administered by the Department of Labor, Division of Occupational Safety, Boiler Unit.

All high and low pressure boilers with a 200,000 BTU input or more located in any and all commercial and industrial establishments as well as apartment dwellings of six (6) units or more shall be installed in a space which allows a minimum height of three (3) feet provided between the top of the boiler proper and the ceiling and at least three (3) feet between all sides of the boiler adjacent walls or other structures. Boilers and pressure vessels having manholes shall have a five (5) foot clearance from the manhole openings and any wall, ceiling or piping that will prevent a person from entering the boiler or pressure vessel.

Such rooms shall be constructed of at least one (1) hour fire resistance rated construction, and the door shall be a Class C fire door or a one and three-quarter (1¾) inch solid wood core door. Such door shall be equipped with an automatic self-closer. Combustion air shall be provided to such room in conformance with the mechanical code listed in Appendix B. Storage or living quarters shall not be permitted in any boiler or similar heating equipment room.

Exception: One-and two-family dwellings, except for combustion air requirements as set forth in the mechanical code listed in Appendix B.

For two (2) hour enclosure requirements reference the State Fire Safety Code, Title 23-28.1 of the General Laws.





# Article 12

## FIRE PROTECTION SYSTEMS

Delete section 1202.19 Alternate Protection, and substitute the following:

**1202.19 ALTERNATE PROTECTION:** In elevator shafts and machine rooms, electrical equipment rooms, and other similar special areas of buildings or structures, an automatic fire alarm system may be installed in lieu of a water sprinkler fire suppression system when approved by the building official and fire authority having jurisdiction and when such water sprinkler fire suppression systems would be dangerous to occupants or fire-fighting personnel.

Add new sub-section as follows:

**1202.20 RESIDENTIAL (R-1) USE:** In all buildings or structures or portions thereof of use group R-1 (residential)

1. When more than three (3) stories in height and five thousand (5,000) square feet per floor in area; or
2. When existing buildings or structures more than three (3) stories in height are modified to increase the floor area by or to five thousand (5,000) square feet or more.

Delete Section 1216.0 Fire Alarm Systems in its entirety and substitute the following:

**Section 1216.0 FIRE ALARM SYSTEMS:** Fire alarm systems shall be provided where and as required by the State Fire Safety Code, Title 23-28.1 of the General Laws. The authority having jurisdiction as defined in the State Fire Safety Code shall be the administrative authority on such Fire Alarm Systems.

Delete Section 1217.0 Manual Fire Alarm Systems (Pull Stations) in its entirety and substitute the following:

**SECTION 1217.0 MANUAL FIRE ALARM SYSTEMS (Pull Station):** Pull Stations shall be provided where and as required by the State Fire Safety Code, title 23-28.1 of the General Laws. The authority having jurisdiction as defined in the State Fire Safety Code shall be the administrative authority on such pull stations installation.

Delete Section 1218.0 Supervision in its entirety and substitute the following:

**1218.0 SUPERVISION:** Fire Suppression Systems and Fire Alarm Systems shall be supervised where and as required by the State Fire Safety Code, title 23-28.1 of the General Laws. The local fire official shall be the administrative authority on such pull stations installation.



# **Article 13**

## **PRECAUTIONS DURING BUILDING CONSTRUCTION**

Delete BOCA Section 1300.1 Scope, and substitute the following:

**1300.1. SCOPE:** The provisions of this article shall apply to all construction operations in connection with the erection, alteration, repair, removal or demolition of buildings and structures. The execution of the detail requirements shall be regulated by the approved rules and safety code for building construction listed in Appendix B and as set forth in any other rules and regulations governing construction demolition and excavation adopted by the State of Rhode Island and as also prescribed by the United States Government governing safety and health regulations for construction (Occupational Safety and Health Act).

### **SECTION 1307.0 EXCAVATIONS**

Insert the following depths in BOCA Section 1307.2.1 and 1307.2.2

**1307.2.1 DEEP EXCAVATION:** More than ten (10) feet.

**1307.2.2 SHALLOW EXCAVATIONS:** Less than ten (10) feet.





# Article 14

## SIGNS AND OUTDOOR DISPLAY STRUCTURES

### SECTION 1407.0 BONDS AND LIABILITY INSURANCE

Delete BOCA Section 1406.0 Liability Insurance in it entirety and substitute the following:

#### SECTION 1406.0 LIABILITY INSURANCE

**1406.1 FILING CERTIFICATE:** No person shall erect, install, remove or rehang any sign for which a permit is required under the provisions of this code until an approved insurance certificate shall have been filed in the sum of \$ . . . . . as herein required

**1406.2 AMOUNT OF CERTIFICATE:** Such certificate shall be conditioned on the construction, erection and maintenance of the sign in accordance with the provisions of this code and shall protect and save the municipality of (name of municipality) harmless from any and all claims or demands for damages by reason of defects in the construction, or damages resulting from the collapse or failure of any sign or part thereof.

**1406.3 NOTICE OF CANCELLATION:** The obligation herein specified shall remain in force and effect during the life of every sign and shall not be cancelled by the principal or surety until after thirty (30) days notice to the building official.

Amend Section 1410.0 as follows:

#### SECTION 1410.0 WALL SIGNS

**1410.0 MATERIALS:** Wall signs which have an area exceeding one hundred (100) square feet shall be constructed of metal or other approved noncombustible materials, except for nailing rails and as provided in Section 1407.4.

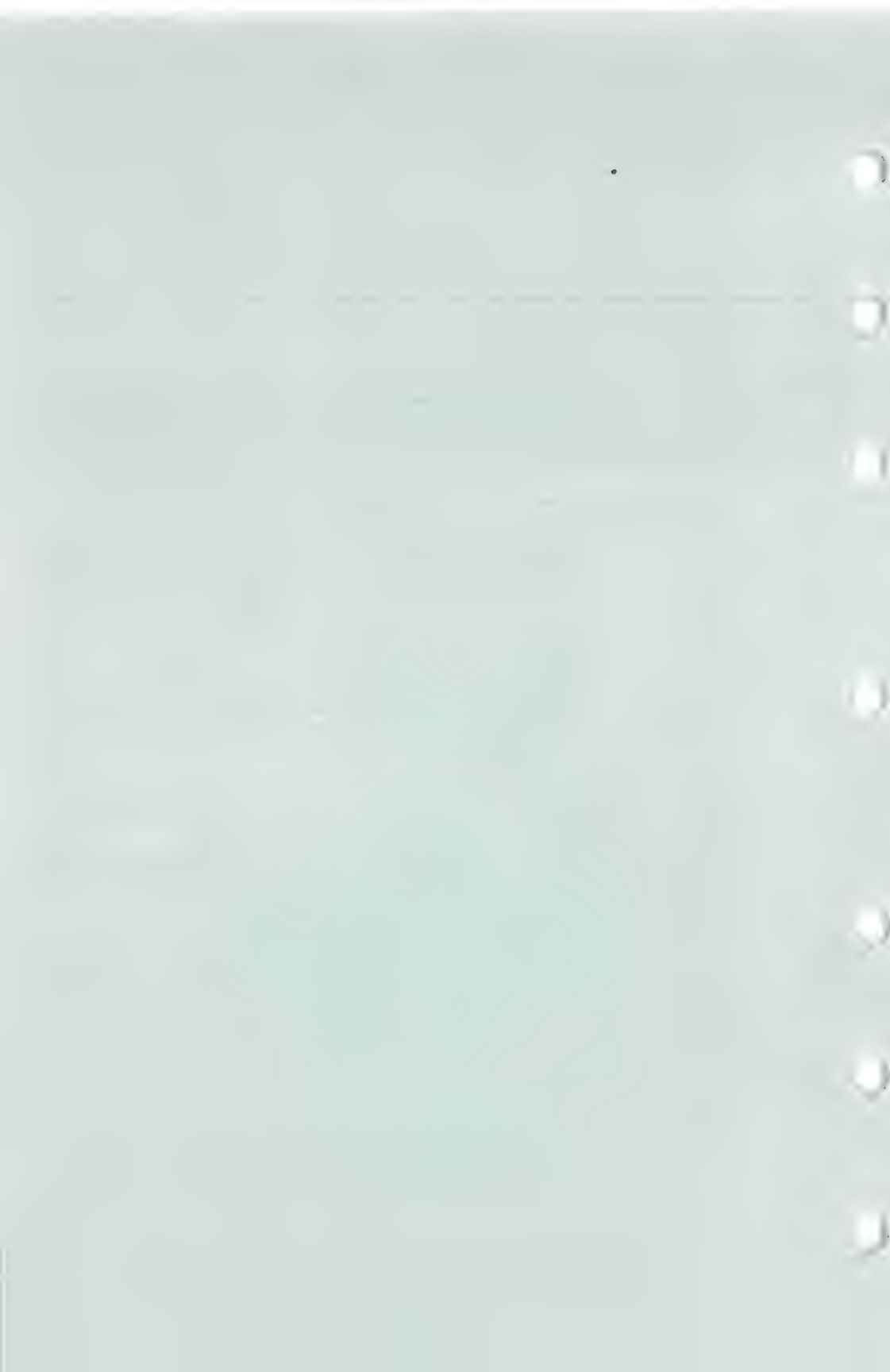
Exception: Within the fire limits, signs constructed of combustible materials, shall not exceed forty (40) square feet. All combustible signs within the fire limit shall be attached to a non-combustible backing.

Amend Section 1411.1 as follows:

#### SECTION 1411.1

**MATERIALS:** Projecting signs which have an area exceeding 40 ft shall be constructed entirely of metal or other approved non-combustible material except as provided in Section 1407.4.

Exception: Signs within the fire limits, which have an area exceeding ten (10) square feet, shall be constructed entirely of metal or other approved non-combustible materials.



# Article 15

## ELECTRIC WIRING AND EQUIPMENT

Amend Section 1500.1 Scope, and substitute the following:

**1500.1. SCOPE.** — The provisions of this article shall control the design and construction of all new installations and all alterations or extensions to existing installations of electrical power and signal systems. All such installations shall comply with the requirements of this article and regulation SBC-5, dated November 1, 1981, Electrical Code.

Delete BOCA section 1501.1 General, and substitute the following:

**1501.1 GENERAL.** — Plans, specifications, schedules and calculations in sufficient detail shall be filed with the authority enforcing this Code, showing the location and capacity of all lighting facilities including calculations of lighting intensities where specified lighting levels are required by this Code, electrically operated equipment power circuits required for all service equipment of the building or structure, load studies, voltage drop of each feeder, and available fault current at each protective device.

Change title of BOCA section 1501.2.4 Fire Alarm and Signal Systems to read as follows:

Delete BOCA section 1501.3 Other Authorities, and substitute the following:

### 1501.2.4 FIRE ALARM AND OTHER SIGNAL SYSTEMS

**1501.3 OTHER MUNICIPAL AUTHORITIES.** — Where required by local law or ordinance, the plans and specifications for electrical power and signal systems shall be approved by the municipal authority having jurisdiction.

Delete Section 1506.0, Energy Conservation in Electrical Distribution Systems, in its entirety.





# **Article 16**

## **ELEVATOR, DUMBWAITER AND CONVEYOR EQUIPMENT INSTALLATION AND MAINTENANCE**

Delete BOCA Section 1600.1 Scope and substitute the following:

**1600.1 SCOPE:** Except as may be otherwise provided by statute, the provisions of this article shall control the design, construction and installation of all special hoisting and conveying equipment hereafter installed, relocated or altered in all buildings and structures. The design, construction, installation, maintenance, relocation and operation of all elevators, dumbwaiters, moving stairways, moving walks, and certain elevating devices used to handle materials only shall be subject to the rules and regulations adopted and enforced by the Rhode Island Department of Labor, Division of Occupational Safety, Elevator Unit. Portable elevating devices not covered by this Article or by the Department of Labor shall be constructed, operated and maintained in compliance with accepted engineering practice.

Delete Section 1600.2 Standard Code Adopted

Add the following paragraph to Section 1601.2 Permits:

Permits for the installation of elevators, dumbwaiters, moving stairways, moving walks, and certain elevating devices used to transport materials shall be issued only by the Department of Labor, Division of Occupational Safety, Elevator Unit.

Delete Subsection 1601.3 Identification of Equipment

Delete Section 1602 Tests and Inspections

Delete Section 1603 Certificate of Compliance

Delete Section 1604 Maintenance and Accidents

Delete Section 1605 Existing Installations

Delete Subsection 1606.1 General

Delete Section 1607.0 Power Elevator Operation

Delete Section 1608.0 Elevator Speed Limits

Delete Subsection 1609.2 thru 1609.6.2

Delete Section 1611.0 Elevator and Dumbwaiters, Machinery and Equipment

Delete Section 1612.0 Hoisting and Related Construction for Passenger & Freight Elevators and Dumbwaiters

Delete Subsection 1613.4 Door Operation on Dangerous Floors

Delete Section 1614.0 Elevator Emergency Signals

Delete Section 1619.0 Moving Stairways



# **Article 17**

## **PLUMBING, DRAINAGE AND GAS PIPING**

Amend Section 1700.1 Scope, as follows

**1700.1 SCOPE —** The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings shall comply with the requirements of this article and accepted engineering practice as defined in Regulation SBC-3, dated November 1, 1981, Plumbing Code.

Delete BOCA section 1704.3 Private Water Supply, and substitute the following:

**1704.3. PRIVATE WATER SUPPLY.—** When public water mains are not available, a private source of water supply may be used provided samples are submitted periodically to the Rhode Island Department of Health, division of water supply and pollution control for analysis and approval and the use of the source of supply has been approved by them and the building official.





# Article 18

## PREFABRICATED CONSTRUCTION

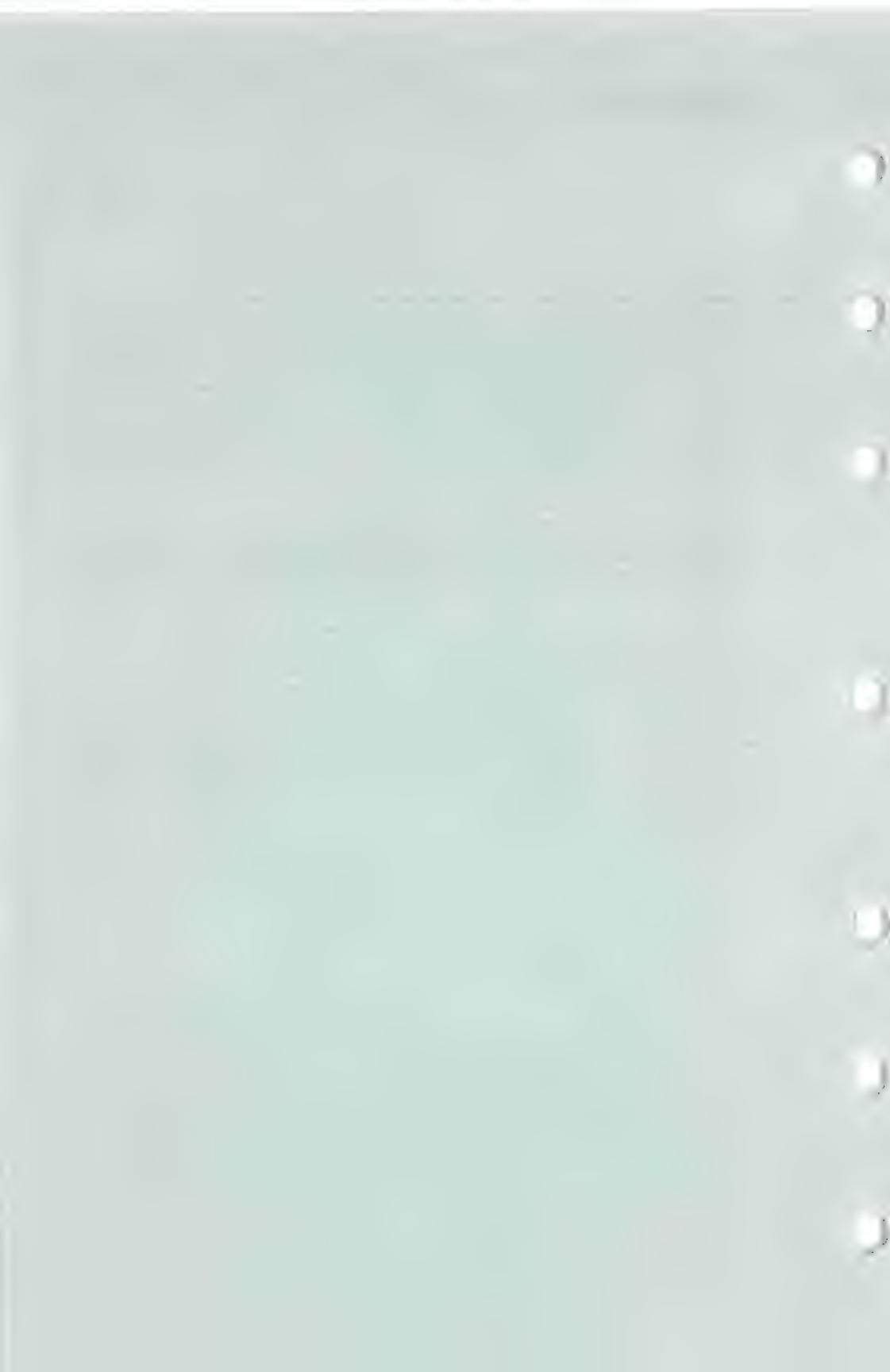
Amend Section 1800.3, New materials as follows:

**1800.3 NEW MATERIALS:** All new materials or assemblies not specifically provided for shall be tested and evaluated in accordance with the provisions of this code and the Committee's rules and regulations governing New Materials, Devices or Methods of Construction, SBC-13, dated November 1, 1981.

Delete Section 1803.0, Evaluation and Follow-up Inspection Services in its entirety and substitute the following:

**1803.0 CLOSED PREFABRICATED ASSEMBLY:** Prior to the issuance of a building permit, closed prefabricated assemblies shall comply with the Committee's rules and regulations governing Manufactured Buildings and Building Components, SBC-14 this Code.

**1803.1 MOBILE HOMES:** The provisions of the Department of Housing and Urban Development, Mobile Home Construction Standards shall control the design and construction of all new mobile home units. Installation of mobile home units not covered by the Mobile Home Construction standards shall be governed by the requirements of Rule and Regulation SBC-12, dated November 1, 1981, Mounting and Anchorage of Mobile Homes.



## ***Article 20***

### **ENERGY CONSERVATION**

Delete BOCA Article 20, Energy Conservation in its entirety. See Rule and Regulation SBC-6, dated November 1, 1981, Code for Energy Conservation in New Building Construction for the provisions of energy conservation.



# **Appendix B**

## **ACCEPTED ENGINEERING PRACTICE STANDARDS**

To the list add the following

### **EQUIPMENT:**

airconditioning and ventilation

SMACNA-1973

elevators and lifts

R.I. safety code No 4

### **GLASS:** To the list add the following:

safety glazing

General laws, 1956

as amended, Chapter 23-27.1

### **UNCLASSIFIED MISCELLANEOUS**

Suggested minimum standards for Residential Swimming Pools dated January 1, 1974.

### **METAL**

#### **STEEL**

Design of Cold-Formed Steel

Structural Members, Specification for AISI-80





# **RHODE ISLAND STATE BUILDING CODE**

**One and Two Family  
Dwelling Code  
Regulation SBC-2  
November 1, 1981**

**Replaces Regulation SBC-2-77  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



**Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911**



ONE AND TWO FAMILY  
DWELLING CODE  
REGULATION SBC-2  
NOVEMBER 1, 1981

The Building Code Standards Committee, in accordance with the rule making authority of Title 23, chapter 27.3, section 109.1, paragraphs 1 through 4 inclusive, have formally adopted and promulgated as the Rhode Island One and Two Family Dwelling Code, the provisions of the One and Two Family Dwelling Code, Third Edition, 1979, as published jointly by the Building Officials and Code Administrators International, Inc., the Southern Building Code Congress; and the International Conference of Building Officials, together with the amendments thereto hereinafter set forth to the chapters and sections of said code:

**CHAPTER 1**

Delete the Administration Section of R-101 to R-113, of this Chapter and the provisions of Article 1 of Title 23, Chapter 27.3 shall prevail.

Add Section R-111 as follows:

**R-114 INSPECTION**

**R-114.1 TYPES OF INSPECTIONS:** For site construction from time to time the Building Official or his deputy upon notification from the permit holder or his agent shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this Code.

**(a) Foundation and Framing**

1. Foundation Inspection shall be made after poles or piers are set or trenches or basement areas are excavated and forms erected and any required reinforcing steel is in place and prior to the placing of concrete.
2. **Frame and Masonry Inspection:** Shall be made after the roof, masonry all framing, firestopping, fenestration, insulation, and bracing are in place and all electrical pipes, chimneys, and vents are complete.
3. **Lath and/or Wallboard Inspection:** Shall be made commonly after all lathing and/or wallboard interior is in place but before any plastering is applied, or before wallboard joints and fasteners are taped and finished.

**(b) PLUMBING, MECHANICAL AND ELECTRICAL**

1. Installation of electrical service for construction use shall be inspected prior to use.
2. Rough Inspection: Shall be made prior to covering of concealment and before fixtures are set.

### (c) OTHER INSPECTIONS

In addition to the called inspections above, the Building Department may make or require any other inspections to ascertain compliance with this Code and other laws enforced by the Building Department.

### (d) FINAL INSPECTION

1. **Final Inspection:** Shall be made after building is completed and ready for occupancy.

**R-114.2 APPROVAL REQUIRED:** Work shall not be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required above.

The Building Official or his deputy shall be notified 24 hours prior to the required inspection and he shall inspect the work within 48 hours after notification.

Upon completion of all work in accordance with this Code, the Building Official shall issue a certificate of use and occupancy as stipulated by section 23-27.3-120.1 of this Code.

Amend section R-202 and Table 2-A, as follows:

### Section R-202-Design Criteria

Buildings shall be constructed in accordance with the provisions of this Code using the design criteria set forth in Table No. 2-A

**Table No. 2-A**  
**CLIMATIC AND GEOGRAPHIC DESIGN**  
**CRITERIA**

Roof <sup>1</sup> Live Load lbs. per sq. ft.	Roof <sup>1</sup> Snow Load lbs. per sq. ft.	Wind <sup>1</sup> Vel- ocity in lbs. per sq. ft.	Seis- mic Condi- tion by Zone	Subject to <sup>2</sup> Damage from		Subject to <sup>3</sup> Damage from	
				Weather- ing	Frost <sup>4</sup> Line Depth	Ter- mite	Decay
<u>30</u>	<u>30</u>	<u>20</u> <u>or</u> <u>25</u>	<u>1</u>	<u>yes</u>	<u>3'-6"</u>	<u>yes</u>	<u>yes</u>

#### NOTES:

1. Roof live and snow loads are not additive.
2. Weathering may require a higher cement content or grade of masonry than set forth in Chapter No. 3.
3. The jurisdiction shall implement this part of the table depending



habitable level and on each floor, level, or story below, including the basement or cellar.

(b.) For any floor, level, or story exceeding twelve hundred (1200) square feet in area, one (1) approved smoke detector shall be provided for each twelve hundred (1,200) square feet or portion thereof.

**23-28.34-3. LOCATION OF DETECTORS:** (a.) Approved smoke detectors shall be located outside each separate sleeping area in accordance with the definition of "separate sleeping area" as provided in N.F.P.A. 74, 1974 edition.

(b.) In basements or cellars not utilized as sleeping areas, smoke detectors shall be located within twenty-four inches (24") of the base of stairways which are side enclosed.

(c.) In basements or cellars with an open stairway, smoke detectors shall be located at the top of the stairway.

(d.) All detectors shall be mounted on the ceiling.

**23-28.34-4. POWER SUPPLY AND WIRING METHODS:** (a.) For all detection systems, an AC primary source of electric power shall be taken from a dependable commercial light and power supply source. The wiring to each detector shall be taken from a branch circuit serving a habitable area, with no more than two (2) required smoke detectors on the same branch circuit. The power source for the detectors shall be on the supply side ahead of any switches.

(b.) All required detectors shall be provided with a visible "power on" indicator and shall be interconnected so that when one detector is actuated all detectors will sound and emit an audible signal to meet the requirements of N.F.P.A. 74, 1974 edition, Section 2-2-3.

**23-28.34-5. ENFORCEMENT:** The local fire authorities shall enforce the provisions of this chapter.

**23-28.34-6. HOMEOWNERS RESPONSIBLE:** It shall be the responsibility of the homeowner to maintain in operable condition smoke detection systems, installed as required pursuant to this chapter.

**23-28.34-7. PENALTY:** Any owner of a building or structure who fails to comply with the provisions of this chapter shall be punished by a fine of not more than five hundred dollars (\$500.00).

Delete R-218, Flame spread, in its entirety without substitution:



- on whether there has been a history of local damage.
4. Refer to State Building Code Section 23-27.3-713.0.
  5. Bottom of footings for accessory structures may extend 1'-0 below finished grade.

**Exceptions to Note 5**

1. Attached and detached Garages.
2. Structures with a floor area in excess of 200 square feet.
3. Tool sheds or similar temporary structures with floor area not to exceed 120 square feet are exempt from all foundation requirements.

**CHAPTER 2**

Amend Section R-206, as follows:

**SEC. R-206:** Every habitable room shall have an average ceiling height of not less than 7 feet 6 inches in at least 50 per cent of its required area with no portion of the required area less than 4 feet in height.

**Exception:** Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height. All other rooms shall have an average ceiling height of not less than 6 feet 8 inches.

Amend Section R-211, as follows:

**R-211 EXITS:** Not less than one exit conforming to this Chapter shall be provided from each dwelling unit. Sleeping rooms shall have at least one openable window or exterior door to permit emergency exit or rescue. Where windows are provided they shall have a sill height of not more than 44" inches above the floor and shall provide not less than 4.4 square feet of openable area with no dimension less than 20 inches horizontally or 24 inches vertically.

**R-211.1 BASEMENT EXITS:** The basement or cellars of one and two family residences (R-3 and R-4) either newly constructed or altered to provide a habitable room, shall in addition to any interior stairways leading to it, have an additional means of access and exit meeting the requirements of this Chapter, such as metal or wood type bulkheads covering stairs from the basement, or windows meeting the requirements of Section R-211.

**ACCEPTABLE ALTERNATIVES:**

1. Two means of egress from basement or cellar; or
2. A limited area sprinkler system, connected to the domestic water supply, and consisting of one (1) sprinkler head per one hundred fifty (150) square feet or room area of portion thereof; or
3. Enclosure of all boiler or mechanical equipment rooms with one (1) hour rated construction and rated opening protectives or;
4. Smoke detectors installed per 23-28.35 and basement ventilation windows comprising a minimum of 2% of the floor area served, but not less than one (1) 16" x 32" operable window within each enclosed space or room.

**NOTE:** Alternatives 1-4 should also require the installation of two (2) portable ABC fire extinguishers located at the direction of the local fire authority.

Amend Section R-214 as follows:

### **SECTION R-214 STAIRWAYS**

Stairways shall not be less than three (3) feet, zero (0) inches in clear width and the headroom, rise and run shall conform to Figure No. A-2 Handrails may project from each side of a stairway a distance of three and one-half (3½) inches into the required width.

Spiral stairways and winders are permitted provided the width of the tread at a point not more than twelve (12) inches from the side where the treads are narrower is not less than nine (9) inches and the minimum width is not less than six (6) inches.

Winders are permitted and shall have a tread width of not less than nine (9) inches at a point not more than eighteen inches from the converging end. A handrail shall be installed on the opposite side of the stairway from the converging end.

Amend Section R-215 as follows:

### **SECTION R-215 HANDRAILS AND GUARDRAILS**

Handrails having minimum and maximum height of thirty (30) inches and thirty four (34) inches, respectively, measured vertically from the nosing of the treads shall be provided both sides of stairways of three (3) or more risers. Open sides of stairs with a total rise of more than thirty (30) inches above the floor or grade below shall have guardrails not less than thirty (30) inches in height measured vertically from the nosing of the threads. Porches, balconies or raised floor surfaces located more than thirty (30) inches above the floor or grade below shall have guardrails not less than thirty six (36) inches in height.

Handrails and guardrails on open sides of stairways shall have intermediate rails or ornamental closures which will not allow passage of an object nine (9) inches in diameter.

Delete Section R-216 Smoke Detectors; the following section of the State Fire Safety Code shall prevail as law:

## **CHAPTER 23-28.34 — FIRE DETECTION SYSTEMS**

**23-28.34-1.** All buildings hereinafter constructed or converted for residential occupancy shall be equipped with a smoke detection system listed and/or approved by the Underwriters Laboratories, Inc., or Factory Mutual, installed according to standards set forth below, except that such systems shall not be required in buildings or structures subject to the provisions of the general laws relative to the installation of automatic sprinkler systems and/or automatic fire warning systems connected thereto.

**23-28.34-2. MINIMUM NUMBER OF DETECTORS:** (a.) A minimum of one (1) approved smoke detector shall be located in the highest

Amend Table No. 3-A, as follows.

Table No. 3-A

**MINIMUM THICKNESS AND ALLOWABLE DEPTH  
OF UNBALANCED FILL FOR UNREINFORCED MASONRY  
AND CONCRETE BASEMENT WALLS**

Foundation Walls Construction	Nominal Thickness (inches)	Maximum depth of unbalanced fill in feet		
		Type of Super Structure		
		Wood Frame	Masonry Veneer	Masonry
Masonry of Hollow Units	8	4 (6)	4 5 (6)	5 (7)
	10	5 (7)	5 5 (6)	6 (7)
	12	7	7	7
Masonry of Solid Units	6	2	2	2
	8	5 (7)	5 5 (7)	6 (7)
	10	6 (7)	6 (7)	6 5 (7)
	12	7		7
Plain Concrete	6	2	2	2
	8	7	7	7
	10	7	7	7
	12	7	7	7
Rubble Stone	Foundation walls of rubble stone shall be at least 16 inches thick. Rough or random rubble shall not be used as foundations for walls exceeding 7 feet in height.			

1. The depth of unbalanced fill may be increased up to the values shown in parenthesis where it is warranted by soil conditions. Unbalanced fill is the height of outside finish grade above the basement floor or inside grade.
2. Six-inch plain concrete walls shall be formed both sides.
3. Table No. 3-A is not applicable where ground water conditions exist.
4. Wall height, measured from top of basement slab to top of wall shall not exceed 7'-6".

Add new section R-310, as follows:

**R-310 BASEMENT WINDOW**

Except as may be otherwise specified for habitable or occupiable rooms, the glass window area in basements and cellars, except crawl spaces, shall not be less than one-fiftieth (1/50) of the floor area served.



**CHAPTER 4**

Amend Section R-402.2, as follows:

**R 402.2. GRADE:** All studs and headers of 2x4 dimension shall be a minimum of Standard Grade Lumber. All headers of 2x6 dimension and greater shall be a minimum of No. 3 grade. All studs of 2x6 dimension and greater shall be a minimum of No. 3 grade.

**Exception:** Bearing studs not supporting floors may be Utility Grade provided the studs are spaced not more than 16 inches apart.

**CHAPTER 6**

Amend Section R-602.2, as follows:

**R 602.2. GRADE:** All joists and beams shall be a minimum of No. 3 grade lumber. Blocking may be of utility Grade lumber.

Amend Section R-602.3, as follows:

**R 602.3. ALLOWABLE SPANS:** The unsupported spans of floor joists shall not exceed the values set forth in Tables No. 6-A, No. 6-B. The modulus of elasticity "E" and the actual stress in bending "Fb" shown in the Tables shall not exceed the values as required by Section R-602. The allowable spans and minimum grades for plywood floor sheathing shall conform to the requirements set forth in Tables No. 6-E and No. 6-F. The allowable spans for floor sheathing shall conform to the requirements set forth in Table No. 6-G.

Delete Tables 6-C and 6-D in their entirety without substitution:

**CHAPTER 7**

Amend Section R-702.2, as follows:

**R-702.2. GRADE.** All rafters, ceiling joists and blocking shall be a minimum of No. 3 Grade lumber. Sheathing may be of No. 4 or Utility Grade Lumber or equivalent.

Amend Section R-702.3, as follows:

**R702.3. ALLOWABLE SPANS:** The unsupported spans of rafters ceiling joists shall not exceed the values set forth in Tables No. 7-A, No. 7-B, No. 7-C, No. 7-D, No. 7-E, No. 7-F, No. 7-G, No. 7-H, No. 7-I, No. 7-J, No. 7-K, No. 7-L, No. 7-M, No. 7-N, No. 7-O, No. 7-P, No. 7-Q, No. 7-r, No. 7-S, No. 7-T. The modulus of elasticity "E" and the actual stress in bending "F," shown in these tables shall not exceed the values as required by Sec. R-602.1.

The allowable spans and minimum grades for plywood roof sheathing shall not exceed the values set forth in Table No. 6-E. The allowable span for roof sheathing shall not exceed 24 inches and shall be 5/8-inch minimum net thickness for solid sheathing and 3/4-inch minimum net thickness for spaced sheathing

Delete Chapters 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, in their entirety and the provisions of the Plumbing Code, SBC-3, and Mechanical Code SBC-4, shall be enforced as the Codes for one and two family dwellings

## **CHAPTER 25**

Delete Chapter 25, Sewers and private or individual sewage disposal systems in its entirety and substitute the requirements of the department of health rules and regulations establishing minimum standards relating to the location, design construction and maintenance of individual sewage disposal systems, Chapter 23-1.17 and 23-1.18 (6) of the general laws, 1956 as amended.

Amend Part VI, Electrical, as follows:

### **PART VI ELECTRICAL**

The electrical requirements shall conform to the Electrical Code for One- and Two-Family Dwelling (NFPA 70A-1981) excerpted from the 1981 National Electrical Code (NFPA 70-1981) as published by the National Fire Protection Association, as amended by Rhode Island Electrical Code, SBC-5.

### **APPENDIX A**

Delete the Seismic Risk Map in the Appendix A and reference Section Earthquake Load in the State Building Code, SBC-1.



## CHAPTER 3

Amend R-304, as follows

**R-304. BASEMENT WALLS:** Basement walls shall be constructed in accordance with the provisions of this Section and with footings as shown in Figure No. A-3 or other approved structural systems.

Basement walls subjected to more than 30 pounds per square foot equivalent fluid pressure shall be designed in accordance with engineering practices.

Backfill adjacent to the wall shall not be placed until the wall has sufficient strength or has been sufficiently braced to prevent damage by the backfill. Basement walls shall be drained and damp-proofed in accordance with Section R-305 and Section R-306 respectively.





# **RHODE ISLAND STATE BUILDING CODE**

**Plumbing Code  
Regulation SBC-3  
November 1, 1981**

**Replaces Regulation SBC-3-77  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence R.I. 02911



**PLUMBING CODE  
REGULATION SBC-3  
NOVEMBER 1, 1981**

The Building Code Standards Committee, in accordance with the rule making authority of Title 23, Chapter 27.3, Section 109.1, Paragraphs 1 through 4 inclusive, have formally adopted and promulgated the provisions of the BOCA Basic Plumbing Code of 1978 fourth edition as published by the Building Officials and Code Administrators International, Inc. (BOCA), as the State Code for the design and installation of all plumbing systems, with the amendments thereto hereinafter set forth to the Articles and Sections of said Code:

**ARTICLE 1. ADMINISTRATION AND ENFORCEMENT**

Delete this article sections P-100.0 to P-122.4 in its entirety and the provisions of article 1 of the State Building Code, as amended, shall prevail.

Delete sub-section P-303.2. Public Systems Available, and substitute the following:

**P-303.2. PUBLIC SYSTEMS AVAILABLE:** A public water system and/or public sewer shall be deemed available to premises used for human occupancy when so determined by the rules and regulations of either the state, regional or local authority having jurisdiction.

Section P-308.1, Breakage, shall be amended as follows:

**Section P-308.0 Protection of Pipes**

**P-308.1. BREAKAGE:** Pipes passing under or through walls shall be protected from breakage. Any plumbing pipe passing under a footing or through a foundation wall shall be provided with a relieving arch; or there shall be built into the masonry wall an iron-pipe sleeve two (2) pipe sizes greater than the pipe passing through; or equivalent protection shall be provided as may be approved in writing by the plumbing official. Any pipes on private property passing under roadways driveways or parking lots subject to heavy wheel loads shall be cast iron, or shall be protected by a steel sleeve two (2) pipe sizes larger.

Amend Section P-308.3, Freezing, as follows:

**P-308.3. FREEZING:** Water service piping and sewers shall be installed below recorded frost penetration but not less than four feet six inches below grade for water piping and three feet below grade for public sewers. In climates with freezing temperatures, plumbing piping in exterior building walls shall be adequately protected against freezing by insulation or heat or both.

ARTICLE 4 MATERIALS

Add the following standard to the list of table P-404.1 of the BOCA Plumbing Code, 1978 edition:

Table P-404.1  
Standard for Plumbing Materials

Description	ANSI	ASTM	F.S.	Other
Water heaters, household automatic electric storage-type (See section P-1606.4.8)	C 72.1		1972	

PLUMBING CODE

ARTICLE 8 - STORM DRAINS: Delete Tables P-803.1, P-803.2 and P-803.3 and insert the tables as indicated below. The data in these tables has been revised to be in conformance with the maximum rate of rainfall for Providence, Rhode Island.

Table P-803.1  
SIZE OF HORIZONTAL BUILDING STORM DRAINS AND BUILDING STORM SEWERS

Diameter of drain inches	Maximum projected area in square feet and gallons per minute flow for various slopes					
	1/4 in. per ft. slope		1/2 in. per ft. slope		3/4 in. per ft. slope	
	Square feet	gpm	Square feet	gpm	Square feet	gpm
3	587	34	828	48	1170	68
4	1340	78	1890	110	2690	156
5	2390	139	3370	196	4770	278
6	3820	222	5390	314	7640	445
8	8210	478	11600	677	16400	956
10	14800	860	20900	1214	29600	1721
12	23800	1384	33600	1953	47600	2768
15	42500	2473	69000	3491	35000	4946

P-803.2 Size of vertical conductors and leaders: Vertical leaders shall be sized on the maximum projected roof area, according to Table P-803.2, Size of Vertical Conductors and Leaders.

**Table P-803.2**  
**SIZE OF VERTICAL CONDUCTORS AND LEADERS**

Size of leader or conductor <sup>2</sup>		Maximum projected roof area	
Inches		Square feet	gpm
2		388	23
2½		704	41
3		1150	67
4		2470	144
5		4490	261
6		7290	424
8		15700	913

**Note 2.** The area of rectangular leaders shall be equivalent to the circular leader or conductor required. The ratio of width to depth of rectangular leaders shall not exceed three-to-one (3:1).

**Table P-803.3**  
**SIZE OF SEMICIRCULAR ROOF GUTTERS**

Diameter of gutter <sup>2</sup>	Maximum projected roof area for gutters of various slopes							
	1/16 in. per Ft. slope		¼ in. per Ft. slope		½ in. per Ft. slope		¾ in. per Ft. slope	
	Sq. ft.	gpm	Sq. ft.	gpm	Sq. ft.	gpm	Sq. ft.	gpm
Inches								
3	120	7	180	10	240	14	340	20
4	260	15	365	21	510	30	730	42
5	445	26	630	37	890	52	1260	74
6	685	40	970	57	1370	80	1980	115
7	985	57	1390	81	1970	115	2800	162
8	1420	83	2000	116	2840	165	4000	233
10	2570	150	3600	212	5100	299	7100	416

**Note 2.** Gutters other than semicircular may be used provided they have an equivalent cross-sectional area

## ARTICLE 9 VENTS AND VENTING

Delete BOCA section P-904.1 and substitute the following

**23-7.2-P-904.1** Extension above roofs shall be 18 inches

## ARTICLE 12

Change section P-1202.1, Minimum Number of Fixtures, to read as follows



**P-1202.1 MINIMUM NUMBER OF FIXTURES:** Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number (s) shown in Table P-1202.1, Minimum Number of Plumbing Fixtures. Types of building occupancies not shown in Table P-1202.1 shall be considered individually by the administrative authority.

The minimum number of persons for use in the tables may be established by actual count, but the total number of persons shall not be less than the maximum posted occupancy load of the building; and not less than 50% of the minimum required fixtures shall be allocated to one sex.

To bottom of Table P-1202.1 "MINIMUM NUMBER OF PLUMBING FIXTURES" add the following:

**Note 1:** In public buildings of the restaurant use group, the minimum number of plumbing fixtures shall be so located as to be accessible for public use. Separate toilet facilities for employees may be required by other State of Rhode Island specialized codes.

**Note 2:** In covered mall mercantile, buildings, toilet facilities for public use shall be provided. The facility may be centrally located for both public use and various store employees providing that the maximum travel distance from any store entrance to such a facility is not more than 250 feet. Where such central facilities are provided, individual toilet facilities for each store may be eliminated.

**Note 3:** Public facilities installed under the provisions of Notes 1 and 2 above shall be located and identified so as to be readily accessible for public use.

To Section P-1208, add the following Subsection:

**P-1208.2** All bathtubs shall be equipped with a single handle automatic mixing valve, either pressure balancing or thermostatic type. Said automatic mixing valve shall contain means to set the maximum temperature and shall be designed to prevent sudden temperature changes when used at a normal setting.

To section P-1209, add the following subsection:

**P-1209.5** All showers shall be equipped with a single handle automatic mixing valve, either pressure balancing or thermostatic type. Said automatic mixing valve shall contain means to set the maximum temperature and shall be designed to prevent sudden temperature changes when used at a normal shower setting.

## **ARTICLE 15 INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

Delete article 15, Individual Sewage Disposal System, in its entirety and substitute the requirements of the Department of Environment Management and the Division of Land Resources rules and regulations establishing minimum standards relating to the location, design construction and maintenance of individual sewage disposal systems sections 42-17-L-2(1) and 42-17-L-2(R) of the Public Laws of 1978, chapter 131, section 6.

## ARTICLE 16 WATER SUPPLY AND DISTRIBUTION SYSTEM.—

Delete Table P-1603.7. Minimum Required Flow Rates and Pressures and substitute the following:

**Table P-1603.7**  
**Minimum Required Flow Rates and Pressure**

Location	Flow Pressure	Flow rate (at point (psi of discharge) (gpm)
Ordinary basin faucet	8	2
Self-closing basin faucet	8	2½
Sink faucet 2 3/8 inch	8	3
Sink faucet 1 1/2 inch	8	3
Bathtub faucet	8	4
Laundry rub cock 1/2 inch	8	4
Shower	8	3
Ball-cock for closet	8	3
Flush valve for closet	15	14-35
Flushometer valve for urinal	15	15
Drinking fountain outlets	15	¾
Silcock-wall hydrant	10	5
Flush valves for wall hung blow-out and syphon-jet water closets	25	35

Note 1 Wide range due to variation in design and type of flush valves.

Note 2. Lavatories in restrooms of public facilities shall be equipped with self-closing outlet devices which limit the flow of hot water to a maximum of 0.5 gpm, devices which limit the outlet temperature to a maximum of one hundred ten (110) degrees F and self-closing valves which limit the quantity of hot water to a maximum of 0.25 gallons

Note 3 Showers used for other than safety reasons shall be equipped with flow control devices to limit total flow to a maximum of three (3) gpm per shower head



# **RHODE ISLAND STATE BUILDING CODE**

**Mechanical Code  
Regulation SBC-4  
November 1, 1981**

**Replaces Regulation SBC-4-77  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911





The Building Code Standards Committee, in accordance with the rule making authority in Title 23, Chapter 27.3, Section 109.1, paragraphs 1 through 4 inclusive of the General Laws of Rhode Island, have formally adopted and promulgated the provisions of the BOCA Basic Mechanical Code of 1978, Third edition, as published by the Building Official and Code Administrators International, Inc. (BOCA) as the State Code for the design and installation of all mechanical systems, with the amendments thereto hereinafter set forth to the Articles and Sections of said Code.

Delete this Article 1, Administration and Enforcement in its entirety, and the provisions of Chapter 23-27.3, Article 1 of the State Building Code, as amended, shall prevail.

#### **ARTICLE 4 STEAM AND HOT WATER HEATING SYSTEMS AND PROCESS PIPING.**

Delete M-400.1 Scope: and substitute the following:

**M-400.1 SCOPE:** The provisions of this article shall govern the construction, installation, repair, and alteration of all steam and water heating installations for heating, cooling and certain process piping for all steam and hot water systems for all installations not subject to the rules and regulations promulgated and enforced by the Department of Labor, Division of Occupational Safety, Boiler Unit.

Permits for all steam and water boiler installations and repairs shall be issued only by the Department of Labor, Division of Occupational Safety, Boiler Unit.

Exception: All high and low pressure boilers under 200,000 BTU input or less located in any and all commercial and industrial establishments as well as apartment dwellings of five (5) units or less shall be subject to permits issued by the local building official.

Delete subsection M-405.1.2 and substitute the following:

**M-405-1.2** Safety relief valves on hot water boilers and generators and hot water pressure vessels or building heating systems shall be of the type designed for hot water use and bear the ASME-NB permanent rating label indicating the capacity of the valve in BTUs and the pressure at which it is to operate. When the equipment has a heat input rating in excess of ten million (10,000,000) BTUs, a second relief valve of adequate size to handle the boiler output shall be installed. Temperature-relief valves shall be permanently marked indicating temperature-relief rating. Pressure-relief rating is not to be in excess of thirty (30) psig for cast iron boilers regardless of weight of water in the system, and a pressure-relief rating is not to be in excess of six (6) psig above the maximum allowable working pressure for pressure up to and including sixty (60) psig, and ten (10) per cent of maximum allowable working pressure over sixty (60) psig for steel boilers, regardless of weight of water in the system.

Delete subsection M-405.2 Locations and substitute the following:

**M-405.2 LOCATION:** All relief valves shall be installed in openings

by the manufacturer of the equipment. If such openings are not provided, the valves shall be installed in the piping of the equipment as close to the equipment as possible. Pressure-relief valves shall be installed in the cold water supply piping as close to the heater or tank as practicable, so the valve will be under the same constant water pressure as the equipment. Valves or stop cocks shall not be permitted between boiler or pressure vessel and pressure valves. Relief valves shall be sized as required by the ASME Code listed in Appendix B. It is permissible to bush the original opening in the shell to a smaller size to take a safety valve that will have the capacity to relieve all of the steam that can be generated in the boiler.

Delete subsection M-420.2.2 without substitutions:

Delete subsection M-423.4 and substitute the following:

**M-423.4 BOILER ROOM:** Every boiler or combination boiler and cooling unit shall be installed in a space which allows a minimum clearance of twenty-four (24) inches on all service sides.

Exception: Boilers under the jurisdiction of the laws and regulations administered by the Department of Labor, Division of Occupational Safety, Boiler Unit as follows:

"All high and low pressure boilers with a 200,000 BTU input or more located in any and all commercial and industrial establishments as well as apartment dwellings of six (6) units or more shall be installed in a space which allows a minimum height of three (3) feet provided between the top of the boiler proper and the ceiling and at least three (3) feet between all sides of the boiler adjacent walls or other structures. Boilers and pressure vessels having manholes shall have a five (5) foot clearance from the manhole openings and any wall, ceiling or piping that will prevent a person from entering the boiler or pressure vessel."

Such rooms shall be constructed of at least one (1) hour fire-resistance rated construction, and the door shall be a Class C fire door or a one and three-quarter (1 $\frac{3}{4}$ ) inch solid wood core door. Such door shall be equipped with an automatic self-closer. Combustion air shall be provided to such room in conformance with the mechanical code listed in Appendix B. Storage or living quarters shall not be permitted in any boiler or similar heating equipment room.

Exception: One and two family dwellings, except for combustion air requirements as set forth in the mechanical code listed in Appendix B.

For two (2) hour enclosure requirements reference the State Fire Safety Code, Title 23-28.1 of the General Laws.

Delete subsection M-500.1 Scope and substitute the following:

**M-500.1 SCOPE:** In addition to the other requirements of this code, this article shall govern the maintenance and safety of all steam boilers, steam cleaners and steam generators, presently installed or hereafter erected.

All steam and hot water boiler installations shall receive permits from

either the Division of Occupational Safety, Rhode Island Department of Labor, Boiler Unit; or the Local Official. (See also M-400.1)

Delete M-500.4 Boiler operator Certificate of Fitness and substitute the following:

**M-500.4 CERTIFICATE OF FITNESS:** The local municipality may develop rules and regulations pursuant to the issuance of Certificates of Fitness for the operator or supervisor of boilers and pressure vessels within the limitations set forth by said municipalities. Copies of said regulations and subsequent amendments shall be filed with the State Building Commissioner.

Delete Section M-501.0 Inspections in its entirety and substitute the following:

#### **SECTION M-501.0 INSPECTIONS:**

**M-501.1 PERIODIC INSPECTIONS AND CERTIFICATE OF INSPECTIONS:** Refer to rules and regulations promulgated and enforced by the Department of Labor, Division of Occupational Safety, Boiler Unit.

Delete Section M-502.0 Annual Inspection fees in its entirety without substitutions.

Delete Table M-502 Inspection Fee Schedule without substitution:

Add the following to Section M-900.1 Scope:

**M-900.1 SCOPE:** The requirements of this article shall govern the installation, repair, maintenance and approval of all incinerators, crematories, fireplaces and barbecues. For purposes of this code barbecues shall be considered fireplaces and shall meet all the requirements of same. All work shall comply with the rules and regulations of the Rhode Island Department of Environmental Management and the Department of Health. The provisions of this Code shall govern when not inconsistent with the Departments regulations or when provisions are not contained within said regulations.

Delete Article 11, Air Pollution Control, in its entirety and substitute the following:

#### **ARTICLE 11 AIR POLLUTION CONTROLS:**

**M-1100.0 SCOPE:** All work shall comply with the rules and regulations of the Rhode Island Department of Environmental Management, Division of Air Resources, and the Department of Health.



# **RHODE ISLAND STATE BUILDING CODE**

**Electrical Code  
Regulation SBC-5  
November 1, 1981**

**Replaces Regulation SBC-5-77  
Revised August 31, 1979**

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**



**Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911**





**ELECTRICAL CODE  
REGULATION SBC-5  
NOVEMBER 1, 1981**

The Building Code Standards Committee, in accordance with the rule making authority in Title 23, Chapter 27.3, Section 109.1, paragraphs 1 through 4 inclusive, of the General Laws of Rhode Island, have formally adopted and promulgated the provisions of the National Electrical Code, 1981 edition, N.F.P.A. No. 70 1981 as published by the National Fire Protection Association, as the State Code for the design and installation of all electrical systems, with the amendments thereto hereinafter set forth to the Chapters and sections of said Code:

**Amend Section 90.4, Enforcement, as follows:**

**90.4 ENFORCEMENT:** This Code is intended to be suitable for mandatory application by governmental bodies exercising legal jurisdiction over electrical installations and for use by insurance inspectors. The Committee and the State Building Commissioner shall have the responsibility for making interpretations of the rules and for deciding upon the approval of equipment and materials. The authority having jurisdiction shall have the responsibility for granting the special permission contemplated in a number of the rules. The State Building Code Standards Committee, acting as the State Board of Appeals, may waive specific requirements in this Code or permit alternate methods, where it is assured that equivalent objectives can be achieved by establishing and maintaining effective safety.

**SECTION 90-5. FORMAL INTERPRETATIONS:** To promote uniformity of interpretations and application of the provisions of this Code the State Building Code Standards Committee has established interpretation procedures and regulations to be implemented by the State Building Commissioner. Part D of this Appendix is for reference purposes only and the procedures outlined therein may be used by the Commissioner in an advisory manner. See SBC - 10, Rules and Regulations for code interpretations.

Add to 300.22, Wiring in Ducts, Plenums, and other Air Handling Spaces, the following subsections:

(e) Aluminum-sheathed telephone cable may be run in spaces above dropped ceilings used for environmental air.

(f) Telephone cables, aluminum-sheathed or plastic jacketed, shall be placed with a minimum of 3" clearance from recessed lighting fixtures.

Add the following note to Table 310-13, Conductor Application and Insulation:

Type MTW copper conductors, #16 AWG stranded may be used for motor control circuits where:

1. Control circuit voltage is 120 volts or less obtained through a control circuit transformer with insulated windings.
2. Control circuit is fused at six amperes or less.
3. Control circuit conductors are run in approved raceways.

Delete subsection 336.3, Uses Permitted or not permitted, and substitute the following:

**336.3 USES PERMITTED OR NOT PERMITTED.** Type NM and Type NMC cables shall be permitted in the following locations and uses:

- 1 One and Two Family dwellings (Use Group R-3 and R-4)
- 2 All structures not exceeding three floors above grade, of any use group except as prohibited by Section 336.3(c).
- 3.R-2 (multi-family dwellings) use groups exceeding three stories above grade within dwelling units for branch circuit wiring.
- 4.R-2 (multi-family dwellings) use groups exceeding three stories above grade as feeders which do not penetrate or pass through floors or fire walls.

For the purpose of this article, the first floor of a building shall be that floor designed for human habitation which is level with or above finished grade of the exterior wall line of 50 percent or more of its perimeter.

Delete Subsection 410-16(b) Suspended Ceilings and substitute the following:

(b) **Suspended Ceilings:** Framing members of suspended ceiling systems used to support fixtures shall be securely fastened to each other and shall be securely attached to the building structure at appropriate intervals. Lay-in type lighting fixtures and surface mounted fluorescent lighting fixtures shall be supported from the roof structure or ceiling above and shall not depend on the suspended ceiling grid system for support.

Add the following Section to Article 450:

**450-27. FLAMMABLE OIL-INSULATED EQUIPMENT INSTALLED OUTDOORS.** - (1) Electrical equipment containing liquid that will burn in air, in quantities more than 10 gallons, and installed outdoors including pad-mounted transformers shall not, except as permitted below, be located within 20 feet of:

- a. Any combustible surfaces or material on a building; or
- b. Any door or window; or
- c. Any ventilation inlet or outlet

Exceptions: Such new equipment installed, owned and maintained by the public utility shall be exempt from these provisions, except when installed on private property.

(2) The dimension referred to above shall be the shortest line-of-sight distance from the face of the container containing the flammable liquid to the building or part of the building in question

(3) Notwithstanding type requirements above the equipment may be installed within 20 feet of a building providing a suitable noncombustible wall or barrier is constructed, in a manner acceptable to the electric utility and the inspection department, between the building and the equipment.

(4) Where electrical equipment containing liquids that will burn in air, in quantities or more than 10 gallons, is installed outdoors it shall:

- (a) Be inaccessible to unauthorized person; and
- (b) Not obstruct the fire fighting operations; and
- (c) If installed at ground level, be located on a concrete pad draining

away from structures or be in a curbed area filled with coarse crushed stone; and

(d) Not have open drains for the disposal of flammable liquid in the proximity of combustible construction or materials.

Amend Section 760-1, Scope, as follows:

## **ARTICLE 760**

### **FIRE PROTECTION SIGNALING SYSTEMS**

#### **A. Scope and General**

**760-1. SCOPE.** — This article covers the installation of wiring and equipment of fire protective signaling systems operating at 600 volts or less.

For further information for fire alarm, guard tour, sprinkler waterflow and sprinkler supervisory systems, refer to the following:

NFPA Standard No. 71-1977 — Central Station Signaling Systems.

NFPA Standard No. 72A-1975 — Local Protective Signaling Systems.

NFPA Standard No. 72B-1975 — Auxillary Protective Signaling Systems.

NFPA Standard No. 72C-1975 — Remote Station Protective Signaling Systems.

NFPA Standard No. 72D-1975 — Proprietary Protective Signaling Systems.

NFPA Standard No. 72E-1974 — Automatic Fire Detectors.

NFPA Standard No. 74-1975 — Household Fire Warning Equipment.

Class 1, 2 and 3 circuits are defined in Article 725.

Fire alarm systems, emergency lighting systems and exit signs shall comply with the requirements of the Rhode Island State Fire Code as amended. Cities and towns may enact ordinances and orders relating to fire safety, provided such ordinances and orders specify requirements equal to, additional to, or more stringent than those contained in the Rhode Island Fire Safety Code.

The National Electrical Code requirements for fire alarm systems, emergency lighting systems and exit signs shall be compiled with where not in conflict with the above noted requirments.





# **RHODE ISLAND STATE BUILDING CODE**

**Code for Energy Conservation  
in New Building Construction  
Regulation SBC-6  
November 1, 1981**

**Replaces Regulation SBC-6-77  
Revised August 31, 1977**

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**



**Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911**



# Energy Conservation

## CODE FOR ENERGY CONSERVATION IN NEW BUILDING CONSTRUCTION REGULATION SBC-6

The Building Code Standards Committee, in accordance with the rule making authority of Title 23, Chapter 27.3, Section 109.1, Paragraphs 1 through 4 inclusively, have formally adopted and promulgated as the Rhode Island Energy Code, the provisions of the Code for Energy Conservation in New Building Construction, dated December 1977, as published jointly by the National Conference of States on Building Codes and Standards (NCSBCS), the Building Officials and Code Administrators International (BOCA), the International Conference of Building Officials (ICBO), and the Southern Building Code Congress International (SBCCI), with the amendments thereto hereinafter set forth to the sections of said code:

**101.3 SCOPE.** — This Code sets forth minimum requirements for the design of new buildings and structures or portions thereof and additions to existing buildings that provide facilities or shelter for public assembly, educational, business, mercantile, institutional, storage and residential occupancies, by regulating their exterior envelopes and the selection of their HVAC, service water heating, electrical distribution and illumination systems and equipment for effective use of energy.

Amend section 104.1, General, as follows:

### 104.0 PLANS AND SPECIFICATIONS. —

**104.1 GENERAL.** — With each application for a building permit, and when required by the Building Official, plans and specifications shall be submitted. The Building Official may require plans and specifications be prepared by an engineer or architect licensed to practice by the State.

Add the following criteria to Table in section 302.1:

### 302.1 EXTERIOR DESIGN CONDITIONS

EXTERIOR DESIGN CONDITIONS		
WINTER'	Design Dry-Bulb	9° F
	Design Dry-Bulb	86° F
SUMMER'	Design Wet-Bulb	74° F
DEGREE DAYS HEATING		6000
DEGREES NORTH LATITUDE		41

Add the following criteria to Table 5-1:

**TABLE 5-1'**

ELEMENT	MODE	TYPE A-1 BUILDINGS	TYPE A-2 BUILDINGS
		U.	U.
WALLS <sup>2</sup>	HEATING OR COOLING	.22	.27
ROOF/CEILING <sup>3</sup>	HEATING OR COOLING	.05	.05
FLOORS OVER UNHEATED SPACES	HEATING OR COOLING	.08	.08
HEATED SLAB ON GRADE	HEATING	R VALUE	VALUE
		7.0	7.0
UNHEATED SLAB ON GRADE	HEATING	R VALUE	R VALUE
		4.9	4.9

Amend Note 1 as follows:

1. Insulation in stud wall construction shall have a value of not less than R-11.

Amend Table 5-1 by adding the following note:

**Note 4.** Insulation may be omitted from floors over unheated spaces by substituting the following:

- Foundation wall shall have exterior insulation from grade to two (2) feet below grade with a minimum R value of 4.9 and
- The perimeter of the outside wall at the joists or floor structure shall be insulated with an insulation with minimum R value of 11, and;
- Infiltration at the top of the foundation wall shall be eliminated through the use of caulking or other materials acceptable to the local building official.

Add the following criteria to Table 5-2:

**TABLE 5-2'**

ELEMENT		MODE	VALUE
WALLS	3 STORIES OR LESS	HEATING	$U_o = .27$
		COOLING	OTTV = 34.0
			$SF^* = 128$
	OVER 3 STORIES	HEATING	$U_o = .33$
		COOLING	OTTV = 34
			$SF^* = .128$
ROOF/CEILING		HEATING OR COOLING	$U_o = .078$
FLOORS OVER UNHEATED SPACES		HEATING OR COOLING	$U_o = .08$
HEATED SLAB ON GRADE		HEATING OR COOLING	R VALUE = 7.0
UNHEATED SLAB ON GRADE		HEATING OR COOLING	R VALUE = 4.9

**SF = SOLAR FACTOR**

Values shall be determined by using the graphs (Figures 2, 3, 4, 5 and 6) contained in Section 7 (based on Std RS-9); using heating degree days as specified in Section 302.0



Amend first paragraph of section 503.10, Duct Construction, as follows:

**503.10. DUCT CONSTRUCTION.** — All duct work shall be constructed and erected in accordance with Standards RS-15, RS-16, RS-20, Construction Standards for High Pressure Ducts, SMACNA-75, Construction Standards for Fibrous Glass Ducts SMACNA 75.

Change sub-section 505.2(6-1), Water Heaters, Storage Tanks, Boilers and Piping — Temperature Controls, as follows:

**(b) Temperature Controls.**

1. Automatic Controls. Service water heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature setting for the intended use. Temperature setting range shall be in accordance with Chapter 37, Table 2 of Std. RS-11.

Add the following paragraph to sub-section 504.2 (b) 3a.

**EXCEPTION:** Indoor swimming pools during the heating season only when heat loss from the swimming pool reduces the load on the building heating system and does not result in increased energy usage.

**505.3 LIGHTING POWER BUDGET.** — Delete this section in its entirety and substitute the following:

**505.3 LIGHTING POWER BUDGET.** — A lighting power budget is the upper limit of the power to be available to provide the lighting needs in accordance with the criteria and calculation procedure specified herein.

The lighting power budget for the building shall be the sum of the power limits computed for all sighted interior and exterior spaces and shall be determined in accordance with the procedures specified in this section.

**(a) Exempt Buildings**

1. One and two-family detached dwellings and the dwelling portion of multi-family buildings are exempt from the requirements of Section 505.3.

2. Areas of industrial plants used for production, in which case safety and health requirements shall govern.

3. Telephone exchange buildings.

**(b) Buildings Included (new and existing)**

1. Any building which provides facilities or shelter for public assembly, or which is used for educational, office, or institutional purposes;

2. Any inn, motel, hotel, sports arena, supermarket, transportation

terminal, retail store, restaurant, or other commercial establishment which provides services or retail merchandise;

3. Any portion of an industrial plant building used primarily as office space;

4. Any building owned by the State or political subdivision thereof, including libraries, museums, schools, hospitals, auditoriums sports arenas, and university buildings.

(c) Lighting not included

1. Task lighting shall not be included in the lighting power limit calculation.

2. Lighting for theatrical, television, cleanrooms, spectator and participator sports areas and like usage shall not be included in the total building limit.

(d) Definitions

Connected Lighting Load: Total possible simultaneous demand for lighting.

Lighting Power Limit: A lighting power limit is the upper limit of the power to be used to provide the lighting requirements of a building.

Task Lighting: Illumination applied to an individual location with local control of switching. Examples: desk light, examining light, machine light.

(e) Calculation Procedure —

Separate lighting power limits shall be calculated for the building interior and the building exterior.

1. Building Interior

(a) Determine the use category of the various parts of the building for Table 5-10.

(b) Multiply the area of each category by the maximum power limit per square foot in watts for the category to determine the maximum connected lighting load in watts for the category areas.

(c) Add the total watts for each category area to determine the lighting power limit in watts for the building interior.

2. Building Exterior

(a) Multiply the number of linear feet of the building perimeter by the power limit value in watts per linear foot to determine the power limit for lighting the exterior of the building.

(b) Parking areas and walkways — multiply the areas in each category by the power limit value listed in Table 5-10 for that category.

(f) Flexibility of Design — The installed lighting power (connected electrical lighting load) in any category or area may be increased or decreased from the values listed in Table 5-10 provided that the total installed lighting power does not exceed the total allowed calculated in section 505.3 (e)

**TABLE 5-10****Lighting Power Limit (Connected Electrical Lighting Load) For Listed Occupancies**

(See Note 1)	Maximum Watts per Square Feet Including Lamp Ballasts
Type of Use	
Category A:	
Classroom, office, automotive, mechanical area, museum, conference room, drafting, clerical, laboratory, retail store, kitchen, examining room, open library stacks, athletic facility	3.0
Category B:	
Auditorium, place of assembly, waiting area, spectator area, restroom, dining, working corri- dor in prison and hospital, transportation termi- nal, closed book stacks, refined storage, hospital bedroom, hotel/motel bedroom, enclosed shop- ping mall concourse.	1.0
Category C:	
Corridor, lobby, elevator, stairway, dead storage (See Note 2)	0.5
Category D:	
Indoor Parking Exterior	0.25
Category E:	
Building Perimeter: wall-wash facade, canopy	5.0 watts linear foot
Category F:	
Outdoor Parking	0.05
Category G:	
Outdoor walkways	0.15

In all exterior areas; lighting fixtures should be switched off automatically by timers, photocells or other automatic means when natural light is available.

Note 1: The power limits listed herein may be waived where required to comply with Federal Standards for minimum lighting levels.

Note 2: In open-concept spaces in excess of 2,000 sq. ft. with no defined egress or circulation pattern, 25% of the area shall be designated as Category B.

(g) Documentation — When required by enforcing authority, lighting power-loads shall be presented in tabulated form and shall include the total connected lighting wattage in each category and for all categories. For new construction the data shall be indicated on the building drawings or presented to the approving authority as an attachment to drawings or specifications.





# **RHODE ISLAND STATE BUILDING CODE**

## **Specifications for Making Buildings and Facilities Accessible to and Useable by Physically Handicapped People**

**Regulation SBC-7  
November 1, 1981**

**Replaces Regulation SBC-7-77  
Revised August 31, 1979**

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**



**Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911**



**THE STATE BUILDING CODE  
SPECIFICATION FOR MAKING BUILDING AND FACILITIES  
ACCESSIBLE TO AND USEABLE BY PHYSICALLY  
HANDICAPPED PEOPLE  
REGULATION SBC-7  
NOVEMBER 1, 1981**

The Building Code Standards Committee, in accordance with the rule making authority of Title 23, chapter 27.3, section 109.1 paragraphs one (1) through four (4) inclusively, and section 109.1.4, have formally adopted and promulgated as the Rhode Island Handicapped Accessibility Criteria, the provisions of the American National Standard Specification for Making Buildings and Facilities Accessible to and Useable by Physically Handicapped People, ANSI A117.1-1980, as published by the American National Standards Institute, Inc. (ANSI), together with the amendments thereto hereinafter set forth to the sections of said standard.

Section (1), Purpose and Scope of this standard is hereby repealed in its entirety and hereby amended by adding thereto the following:

**1. PURPOSE AND SCOPE**

**1.1 PURPOSE.** The specifications in this standard are intended to make buildings and facilities accessible to and usable by people with such physical disabilities as the inability to walk, difficulty walking, reliance on walking aids, sight and hearing disabilities, incoordination, reaching and manipulation disabilities, lack of stamina, difficulty interpreting and reacting to sensory information, and extremes of physical size. Accessibility and usability allow a disabled person to get to, enter, and use a building or facility.

**1.2 SCOPE:** The provisions of this standard shall apply to all buildings and portions thereof of use groups A (assembly), B (business), F (factory), I (institutional), M (mercantile) and S (storage):

Exceptions:

- (1) Mechanical, storage and similar types of incidental spaces.
- (2) Mezzanines and balconies, provided accessible accommodations are available at the main level and the services are similar.
- (3) Use groups R<sub>1</sub>, R<sub>2</sub> and T.
- (4) Sections 1.4.1 and 1.4.2 provide special access requirements.

**1.3 MODIFICATIONS:** Where it can be demonstrated that one (1) or more of the following provisions is not applicable to the proposed use and occupancy, modifications may be sought under the provisions of Section 110.0 of SBC-1.

**1.4 SPECIAL REQUIREMENTS**

**1.4.1 RESIDENTIAL (R-1) USE:** Bedroom units as required by Table 1.4 in use group (R-1) (residential, hotels) buildings shall be made accessible to physically handicapped persons. The bedroom units, allocated for the physically handicapped shall be proportionately dis-

tributed throughout all types of units. Access to additional floors without public facilities is not required.

**1.4.2 RESIDENTIAL (R-2) USE:** All new dwelling units in use group R-2 (residential, multi-family) buildings, required to be accessible in Table 1.4, shall be designed to the space and equipment criteria of this standard. The dwelling units so designed shall be proportionately distributed throughout all types of units. Laundry and storage facilities, if provided, shall be accessible. Access to additional floors without public spaces is not required.

**TABLE 1.4 ACCESSIBLE UNITS**

<b>R-1</b> <b>No. of Bedroom</b> <b>Units</b>	<b>R-2</b> <b>No. of Dwelling</b> <b>Units</b>	<b>Required No.</b> <b>of Accessible</b> <b>Units</b>
—	Up to 25	0
Up to 24	25 to 49	1
25 to 49	50 to 99	2
50 to 74	100 to 149	3*
75 to 99	200 to 299	4*
100 to 124	300 to 399	5*
Over 125	Over 400	4% of bedroom units or Fraction thereof*






\*Proportionately distribute throughout all types of units.

Dwelling units (residential, multi-family) required to be accessible in R-2 buildings shall be of the adaptable type. The design shall include all space requirements, structural supports or equipment supplies so that when rented the unit can be made to comply with the accessibility criteria of this standard which pertains to the specific disability of the person(s) renting said unit. The cost to make the dwelling unit's facilities i.e. kitchen, bath, cabinets, etc. accessibility shall be borne by the owner.

When said (residential, multi-family) R-2 building is rented to sixty (60%) percent of any new units constructed the owner may rent the adaptable dwelling unit for other than handicapped useage without accessible facilities.

**1.5 BUILDING ENTRANCE:** At least one (1) primary entrance at each grade floor level of a building or structure shall be accessible from the parking lot or the nearest street by means of a walk uninterrupted by steps or abrupt changes in grade and shall have a width of not less than three (3) feet and a gradient of not more than one (1) foot in twenty (20) feet or a ramp meeting the requirements of section 4.8, except for enclosure. This entrance shall comply with requirements of Section 612.0 of SBC-1.

**Table 1**  
**Graphic Conventions**

Convention	Description
	Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below
	Dimensions for short distances indicated on extended line
	Dimension line showing alternate dimensions required
	Direction of approach
<b>max</b>	Maximum
<b>min</b>	Minimum
.....	Boundary of clear floor area
	Centerline

**1.6 PARKING LOTS AND BUILDING APPROACHES:** A parking lot servicing each entrance described in Section 1.5 shall have a number of level parking spaces as set forth in the following Table 1.6, identified by above grade signs as reserved for physically handicapped persons. Each reserved parking space shall comply with section 4.

**Table 1.6**  
**ACCESSIBLE PARKING SPACES**

Total parking in lot	Required number of accessible spaces
up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
over 1000	20 plus 1 for each 100 over 1000

**1.6 PARKING SPACES:** Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways, and entrances. Parking spaces should be located so that the physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways and elevators.



**1.7 INTERIOR ACCESS:** Interior means of access to all floors shall be provided by ramps meeting the requirements of 4.8 or elevators, and access to all points on each floor shall be provided by means of passageways, corridors, and doorways meeting the requirements of this standard. Interior access to the second floor will not be required for the following structures: (a) two (2) story motels and hotels; and (b) two (2) story office buildings whose story is 10,000 square feet or less with the exception of two (2) story state and municipal buildings and all medical office buildings.

**1.8 TELEPHONES:** Where a public or pay phone is installed, five (5) per cent or not less than one (1) telephone shall be accessible to, and usable by, physically handicapped persons. Such telephones shall comply with section 4.31 of this standard.

**1.9 ELEVATORS:** If interior access in multi-story buildings is provided by elevator(s), at least one (1) elevator shall meet the requirements of Section 4.10.

## **1.10 ACCESS TO PLUMBING FIXTURES**

**1.10.1 TOILET ROOMS:** In all toilet rooms containing fixtures required by the Plumbing Code SBC-3 at least one (1) water closet, lavatory and miscellaneous accessories shall be accessible to and usable by physically handicapped persons in accordance with the provision of section 4.2.2

**EXCEPTION:** If required fixtures are installed in two or more toilet rooms for use by the same sex on the same floor. The building officials may require that fixtures in only one room comply with these provisions provided that the room is conveniently located and adequately marked to indicate that the handicap facilities are available therein.

**1.11 ASSEMBLY SEATING ACCOMMODATIONS:** Places of assembly with fixed seating arrangements shall provide viewing positions for persons in wheelchairs in accordance with the following Table 1.10 and section 4.33.

**TABLE 1.10  
PLACES OF ASSEMBLY, ACCESSIBLE VIEWING POSITIONS**

Capacity of assembly space	Number of viewing positions
up to 50	2
51 to 75	3
75 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
over 1000	2% plus 1 for each 100 over 1000

**1.12 CHECKOUT LANES:** Buildings which include checkout lanes shall provide at least one (1) checkout lane, on each floor where such lanes are used, which is not less than thirty-six (36) inches wide.

**1.13 TURNSTILES:** Buildings which utilize turnstiles to control traffic shall provide a clearly marked alternate route for the physically handicapped which is at least thirty-six (36) inches wide.

Section 2, Recommendations to Adopting Authorities of this standard is hereby repealed in its entirety, and the following section 2, general requirements, is hereby added thereto:

## **2. GENERAL REQUIREMENTS**

**2.1 REASONABLE NUMBER:** This standard contains specifications that call for the installation of "at least one" accessible element of a particular type unless as defined by the provisions of section one (1) Purpose and Scope.

**2.2. EXISTING STRUCTURES:** The specifications of this standard shall apply to existing structures in accordance with all of the provisions of chapter 23, Title 27.3, sections 105.0 Change in Existing Use, and 106.0, existing Structures, inclusively.

**2.3 PROBLEM SITES:** It is not the intent of this standard to discourage development of sites with extreme conditions, for example, where housing would be built on steep slopes or recreation facilities provided in natural terrain, and where full accessibility might be impractical.

Add to section 3.5, the following:

Section 3.5, delete definition of "adaptability" and substitute the following definition:

**ADAPTABILITY:** The providing of the necessary space and supportive building elements i.e. rough plumbing, electrical services, structural blocking for grab-bars, etc. so that the facility has the ability to accomodate the needs of the disabled or able dependent upon their different types or degrees of disability. Said space and supportive building elements are necessary in order to provide kitchen counters, sinks, grab-bars, tubs or showers etc. which are added to, raised, lowered or otherwise altered dependent on the types or degrees of disabilities of said person(s).

ADD TO SECTION 4.1.1 the following:

### **4.1.1 ACCESSIBLE SITE AND EXTERIOR FACILITIES.**

An accessible site shall meet the following minimum requirements:

1. At least one accessible route complying with 4.3 shall be provided from public transportation stops, or accessible parking spaces, accessible passenger loading zones if provided or public streets or sidewalks to an accessible building entrance.

ADD TO SECTION 4.3.2, the following:

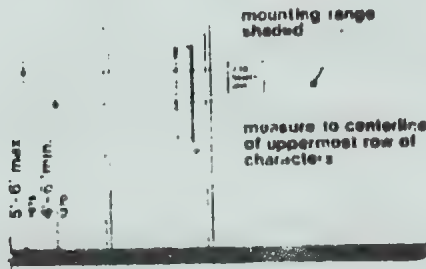
### **4.3.2 LOCATION:**

1. At least one accessible route shall be provided from public transportation stops, or accessible parking, accessible passenger loading zones or public street or sidewalks to the accessible building entrance they serve.

Add to Section 4.30.2 the following:

a. Mounting location and height Signage shall be placed in standardized location throughout a building or facility as follows:

1. Interior signage shall be located alongside of the door on the latch side and shall be mounted at between 4'6" and 5'6" (1,370mm and 1,675mm) above finish floor. (Fig. 43A)



location & height

2. Exterior signage shall be installed at entrances and walks to direct individuals to accessible routes and entrances as required.

Section 4.33.5 shall read as follows:

#### 4.33.5 ACCESS TO PERFORMING AREAS:

There shall be an accessible route to performing areas, including stages, all floors, dressing rooms, locker rooms and other spaces used by performers.

CHANGE SECTION 4.5.3 to read as follows:

#### **4.5.2 CHANGES IN LEVEL:**

If carpet or carpet tile is used on an accessible route on a ground or floor surface, then it shall be securely attached, have a firm cushion, pad, or backing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be  $\frac{1}{2}$  in. (13mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 4.5.2.

SECTION 4.6.4 will read as follows:

#### **PARKING FOR PHYSICALLY HANDICAPPED-PROHIBITIONS-PENALTIES.**

1. No person shall park a motor vehicle in a parking space designated and reserved for the physically handicapped, on either private or public property, unless:

a. that person is physically handicapped in a manner rendering it difficult, dangerous or impossible for the person to walk, or the person operating the vehicle under the direction of a person who is physically handicapped in this manner and

b. the vehicle visibly displays the certificate or insignia issued to physically handicapped persons by the Registry of Motor Vehicles pursuant to section 31-28.7.

2. Handicapped parking spaces shall be designated and identified by the posting of signs incorporating the international symbol of access in white on blue and indicating that the parking space is reserved for the handicapped with vehicles displaying the required certificate.

3. Any person who violates the provisions of this section shall be fined not less than twenty-five dollars (\$25).

This section shall be enforced in the same manner as parking ordinances, or regulations are enforced in the governmental subdivisions in which the violation occurs. A handicapped person charged with violating this section because he or she parked in a handicapped parking space without the required certificate or insignia shall not be fined if he or she produces in court or prior to the court appearance the required certificate or insignia and demonstrates that he or she was entitled to the certificate or insignia.

4. For the purpose of this act, physically handicapped persons, as defined above may be capable of working and still be eligible under this chapter for the certification or insignia issued to physically handicapped persons by the Registry of Motor Vehicles.

5. The Registry of Motor Vehicles shall at the time of license renewal inform each licensed driver of the certification procedures and parking restrictions of this act.

Add the following Section:

**SECTION 4.8.2.1** All ramps shall have concrete masonry foundation walls or piers extending to a depth of 2'6" minimum below finish grade. Provide 12" of compacted crushed stone gravel layed under foundation wall or pier at entrance landing. This layer of gravel or crushed stone may be 4" thick elsewhere.



NOTE: Layers of stone/gravel may be substituted with solid masonry or concrete walls or piers 3'6" below finish grade.

#### **SECTION 4.8.5 HANDRAILS**

Add new paragraph as follows:

(5) mounting height: mount handrails at accessible ramps at a height of 2'8" to 2'10" (813 mm to 864mm) above ramp surface. Handrails shall contain a minimum of 4 rails. One shall be mounted no more than 4" above ramp with the top rail conforming to the above dimension with 2 intermediate rails evenly spaced. If vertical rails are used top and bottom rails will remain the same and vertical rails shall have no more than 6" between them. If rails are mounted on the outside of the ramp then 2½" toe guard shall be provided.

Figure 17 in drawing, with section of the toe guard, the toe guard may be substituted by a rail 4" above ramp.

Amend Section 4.10, Elevators, and Section 4.11, Platform Lifts, as follows:

The criteria and approval of all accessible elevators and platform lifts shall be in accordance with the regulations of the Dept. of Labor, Division of Occupational Safety.

SECTION 4.14 Should read as follows:

#### **4.14 ENTRANCES**

**4.14.1 MINIMUM NUMBER:** A reasonable number, but always at least one, of principal the entrances to a building or facility shall be part of an accessible route and shall comply with 4.3. Such entrances shall be connected by an accessible route to public transportation stop, or to accessible parking and passenger loading zones or to public streets or sidewalks if available (see 4.3.2) (1). They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility.

In Figure 306 Change dimensions from 36" or 48" to read 36" to 48".

SECTION 4.18.4 Should read as follows:

#### **4.18.4 FLUSH CONTROLS:**

Flush controls shall be automatic or hand operated, and shall comply with 4.27.4 and shall be mounted no more than 44" (1120mm) above the floor.

SECTION 4.19.2 shall read as follows:

#### **4.19.2 HEIGHT AND CLEARANCES:**

Lavatories shall be mounted with (a) clearance of at least 29" (735mm) from the floor to the bottom of the apron and 32" to the top. Knee and toe clearance shall comply with figure 31.



# **RHODE ISLAND STATE BUILDING CODE**

**Construction in  
Flood Hazard Areas  
Regulation SBC-8  
November 1, 1981**

**Replaces Regulation SBC-5-77  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911



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# **Article 1**

## **SCOPE**

**100.1 GENERAL:** In order to encourage only that development of floodprone areas which is appropriate, in light of the probability of flood damage, and recognizing the need to reduce flood losses within the context of acceptable social and economic use of the land; in relation to the hazards involved, and in order to avoid any increase in the danger to human life, and to discourage all other development, building restrictions must be observed within the designated flood hazard areas, as they now exist, or as they may hereafter from time to time be amended.

**100.2 DESIGNATED AREAS & PROJECTS:** All building projects, including new construction and substantial improvements to existing structures, and the placement of prefabricated buildings and mobile homes, shall be reviewed to determine if the location is within any area of special flood hazards as designated by the Federal Insurance Administration (FIA), through issuance of a Flood Hazard Boundary Map or through a scientific and engineering report entitled "Flood Insurance Study" with accompanying Flood Insurance Rate Maps and Flood Boundary and Floodway Maps.





## Article 2

### DEFINITIONS

For the purpose of these regulations the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context hereof, words used in the present tense shall include the future; words used in the singular shall include the plural.

**APPEAL:** Means a request for a review of the Building Officials's interpretation of any provision of these regulations or a request for a variance.

**AREA OF SHALLOW FLOODING:** Means a designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

**AREA OF SPECIAL FLOOD HAZARD:** Is the land in the flood plain within a community subject to a one percent or greater change of flooding in any given year.

**BASE FLOOD:** Means the flood having a one percent chance of being equalled or exceeded in any given year (Also know as the 100-year flood).

**BREAKWAY WALLS:** Means any type of walls, whether solid or lattice and whether constructed of concrete, masonry, wood, metal, plastic, or any other suitable building material which are not part of the structural support of the building and which are so designed to break away, under abnormally high tides or wave action, without damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters.

**COASTAL HIGH HAZARD AREA:** Means the area subject to high velocity waters, including hurricane wave wash. The area is designated on a FIRM as Zone VI-30.

**FEDERAL INSURANCE ADMINISTRATION:** The agency that administers the National Flood Insurance Program

**FLOOD OR FLOODING:** (a) A general and temporary condition of partial or complete inundation of normally dry land areas from.

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e. mudflows) which are proximately caused or precipitated by accumulations of water on or under the ground

- (b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in (a) (1) above.

**FLOOD HAZARD BOUNDARY MAPS (FHBM):** An official map of a community, issued by the Federal Insurance Administration, where the boundaries of the flood, mudslide, (i.e. mudflow) related erosion areas having special hazards have been designated as Zone A, M and/or E.

**FLOOD INSURANCE RATE MAP (FIRM):** An official map of a community on which the Federal Insurance Administration has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY:** Means the official report in which the Federal Insurance Administration has provided flood profiles as well as the Flood Hazard Boundary-Floodway Map and the water surface elevation of the base flood.

**FLOOD PROOFING:** Means construction methods and materials adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood. Additionally, below the base flood level the structure is to be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

**MEAN SEA LEVEL:** Means the average height of the sea for all stages of the tide.

**MOBILE HOME:** Means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

**NEW CONSTRUCTION:** Means structures for which the "start of Construction" commenced on or after the effective date of these regulations.

**PHYSICAL VALUE:** See definition in Section 106.5 of the Rhode State Building Code and definition of Substantial Improvement.

**STRUCTURE:** A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a mobile home.

# Article 3

## ADMINISTRATION

**300.1 DUTIES AND RESPONSIBILITIES OF THE BUILDING OFFICIAL:** Duties of the Building Official shall include but not be limited to:

(a) Permit Review

- (1) Review all building permits to determine that the requirements herein have been satisfied.
- (2) Review all building permits to require that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.

(b) Use of Other Base Flood Data

In the absence of base flood elevation data provided by the Federal Insurance Administration, the Building Official shall obtain, review and reasonably utilize any base flood elevation data available from a federal, state or other source in order to administer Article 4, Construction Requirements.

(c) Information to be Obtained and Maintained

- (1) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.
- (2) For all new or substantially improved floodproofed structures:
  - (i) verify and record the actual elevation (in relation to mean sea level), and
  - (ii) Maintain the floodproofing certifications required in Section 400.2 (b)
- (3) In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the structure is securely anchored to adequately anchored pilings or columns to withstand velocity waters and hurricane wave wash.
- (4) Maintain for public inspection all records pertaining to these rules and regulations.

(d) Interpretation of Map Boundaries

The Building Official shall make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation (See Article 5 - Variances and Appeals).

**SUBSTANTIAL IMPROVEMENT:** Means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the physical value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purpose of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**VARIANCE:** Means a grant of relief by a community from the terms of these rules and regulations.



# Article 4

## CONSTRUCTION REQUIREMENTS

### 400.1 GENERAL STANDARDS

In all areas of special flood hazards the following provisions are required:

#### (A) Anchoring

- (1) All new construction and substantial improvements shall be anchored to prevent floatation, collapse or lateral movement of the structure.
- (2) All mobile homes shall be anchored to resist floatation collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:
  - (i) over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations and mobile homes less than 50 feet long requiring one additional tie per side;
  - (ii) frame ties be provided at each corner of the home with five additional ties per side at intermediate points and mobile homes less than 50 feet long requiring four additional ties per side;
  - (iii) All components of the anchoring system be capable of carrying a force of 4,800 pounds;
  - (iv) any additions to the mobile home be similarly anchored

#### (B) Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

#### (C) Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into systems and discharges from the systems into flood waters.
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding

### 400.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided, as set forth in Section 100.2 or Section 300.1 (B), the following provisions are required:

#### (A) Residential Construction

New construction or substantial improvement of any residential structure shall have the lowest floor, including basement or cellar, elevated to or above the base flood elevation.

**(B) Non-Residential Construction**

New construction or substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement or cellar elevated to the level of the base flood elevation or together with attendant utility and sanitary facilities, be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this sub-section are satisfied. Such certification shall be provided to the Building Official as set forth in Section 300.1 (C) (2).

**(C) Mobile Homes**

- (1) Mobile homes shall be anchored in accordance with Section 400.1 (A) (2).
- (2) For mobile homes not placed in a mobile home park or subdivision require:
  - (i) stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above the base flood level.
  - (ii) adequate surface drainage and access for a hauler are provided, and
  - (iii) in the instance of elevation on pilings, lots are large enough to permit steps, piling foundations are placed in a stable soil no more than ten feet apart, and reinforcement is provided for pilings more than six feet above the ground level.

**(D) Coastal High Hazard Areas**

Coastal high hazard areas (V zones) are located within the areas of special flood hazard and are associated with high velocity waters from tidal surges and hurricane wave wash, therefore the following provisions shall apply:

- (1) Provide (1) that all new construction and substantial improvements are elevated on adequately anchored pilings or columns, and securely anchored to such piles or columns so that the lowest portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated above the base flood level and (2) that a registered professional engineer or architect certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters and hurricane wave wash as set forth in Section 300.1 (C) (3).
- (2) Provide that all new construction and substantial improvements have the space below the lowest floor free of obstructions or be constructed with "breakway walls" intended to collapse under stress without jeopardizing the structural support of the structure so that the impact on the structure by abnormally high tides or winddriven water is minimized. Such temporarily enclosed space shall not be used for human habitation or for the enclosure of any utility or item essential to the structure unless such item or utility is floodproofed.
- (3) Prohibit the use of fill for structural support of buildings.

# Article 5

## VARIANCES AND APPEALS

### 500.1 REQUIREMENTS AND PROCEDURES FOR VARIANCES

The Board of Appeals after examining the applicant's hardships shall approve or disapprove a variance request and shall hear and decide appeals from the requirements of these regulations, in accordance with the procedures of Section 127.0 of the Rhode Island State Building Code and the following:

#### (A) Board of Appeals

The local Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Building Official in the enforcement or administration of these regulations.

#### (B) Conditions for Variances

- (1) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Article.
- (2) Variances may be issued for new construction and substantial improvements to be erected on a lot of one half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the procedures of paragraphs B (3), (4), (5), and (6) of this Article.
- (3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (4) Variances shall only be issued upon (1) a showing of good and sufficient cause, (2) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (3) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (5) Any applicant to whom a variance is granted shall be given a written notice from the Board of Appeals that the structure will be permitted to be built with a lowest floor elevation X feet below the base flood elevation.
- (6) The Board of Appeals shall notify the applicant in writing (over the signature of the Chairman of the Board) that (i) the issuance of a variance to construct a structure below the base flood level will result in increase premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification

shall be maintained with a record of all variance actions, including justification for their issuance. All such variances issued shall be reported in the community's Annual Report to the Federal Insurance Administrator.

- (7) Variances shall not be issued by a community within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result. (For communities which must meet the requirements of Section 1910.3 (d) of the National Flood Insurance Program regulations.)

# **RHODE ISLAND STATE BUILDING CODE**

**Enforcement and Implementation  
Procedure for Projects Under the  
Jurisdiction of the State of Rhode Island  
Regulation SBC-9  
November 1, 1981**

**Replaces Regulation SBC-6-77  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911





**ENFORCEMENT AND IMPLEMENTATION PROCEDURES FOR  
PROJECTS UNDER THE JURISDICTION  
OF THE STATE OF RHODE ISLAND  
REGULATION SBC-9  
NOVEMBER, 1981**

**SECTION 1 ADMINISTRATION**

**1.1. TITLE**

As authorized by Chapter 27.3 of the General Laws of Rhode Island, 1956 as amended, and in accordance with Sections 23-27.3-108.2 and 23-27.3-109.1 of the State Building Code, the Building Code Standards Committee has promulgated the following rules and regulations for the enforcement and implementation of this Code by The State Building Commissioner as to any structures or buildings or parts thereof that are owned or are temporarily or permanently under the jurisdiction of the State of Rhode Island or any of its departments, commissions, agencies or authorities and as to any structures or buildings or parts thereof that are built upon any land owned by, or under the jurisdiction of the State of Rhode Island.

**1.1.1**

Projects on privately owned land, for which the property title is retained by the Rhode Island Port Authority due to its requirements of mortgage financing, shall not be under the jurisdiction of the commissioner, but all permits, fees and inspection shall be administered and enforced by the local Building Official of the municipality in which the project is located.

**1.2 ENFORCEMENT**

The provisions of Title 23, Chapter 27.3, Article I, Administration and Enforcement, shall apply to all projects under the jurisdiction of the State Building Commissioner.

**1.3 CONSTRUCTION CONTROL**

**1.3.1 RESPONSIBILITIES:** The provisions of this section shall define the construction controls required for all state projects involving professional Architect or Engineer services and delineate the responsibilities or such professional service together with those services that are the responsibility of the contractor during construction.

### **1.3.2 PROFESSIONAL ARCHITECTURAL OR ENGINEERING SERVICES.**

**1.8.2.1 DESIGN:** All new, alteration, repair, expansion, addition or modification work involving the practice of professional Architecture or Engineering as defined by the statutory requirements of the professional registration laws of the State of Rhode Island, shall be prepared by Registered Professional Architects or Engineers as certified by said state. All plans, computations and specifications required for a building permit application for such work must be prepared by or under the direct supervision of a registered Architect or Engineer and bear his signature and seal in accordance with the state's statutes and regulations governing the professional registration and certification of Architects or Engineers. The Commissioner may waive the requirements for stamped plans when the work is of a minor nature.

**1.3.2.2 A/E INSPECTION RESPONSIBILITY:** The professional Architect or engineer designer or such professional Architect or Engineer approved by the Commissioner shall be responsible for:

- A. reviewing shop drawings, samples and other submittals of the Contractor as required by the Construction Contract documents as submitted for building permit, and approval for conformance to the design concept.
- B. Review and approval of the Contractor's Quality Control procedures for all Code required controlled materials.
- C. Special Architectural or Engineering Professional inspection of critical construction components requiring controlled materials or construction specified in the reference standards of Appendix B.

The professional Architect or Engineer shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to determine that generally the work is proceeding in accordance with the documents approved for the building permit.

**1.3.2.3 REPORTING:** The Architect or Engineer shall submit periodically, in a form acceptable to the Commissioner, a progress report together with pertinent comments. At the completion of the construction, the Architect or Engineer shall submit to the Commissioner a report as to the satisfactory completion and the readiness of the project for occupancy (excepting any items not endangering such occupancy and listing pertinent deviations from the approved building permit documents).

**1.3.3 CONSTRUCTION CONTRACTORS SERVICES:** The actual construction of the work shall be the responsibility of the general contractor as identified on the approved building permit and shall involve:

- A. Execution of all work in accordance with the approved construction documents.
- B. Execution and control of all methods of construction in a safe and satisfactory manner in accordance with all applicable local, state and federal statutes and regulations.
- C. Upon completion of the construction, he shall certify to the best

of his knowledge and belief that such construction has been done in substantial accord with items 1 and 2 above and with all pertinent deviations specifically noted.

**1.3.4 SPECIAL PROFESSIONAL SERVICES:** When applications indicating unusual designs or magnitude of construction are filed, or where code reference standards and/or Appendix B require special architect or engineer inspection, the commissioner may require full time project representation by the Architect or Engineer in addition to that provided in Section 1.3.2.2. The project representative shall keep daily records and submit reports as may be required by the Commissioner. Upon completion of the work, the Architect or Engineer shall file a final report as required under Section 1.8.2.3.

**1.3.4.1 BUILDING PERMIT REQUIREMENT:** This special professional service requirement shall be determined prior to the issuance of the building permit and shall be a requisite for the permit issuance. Refusal by the applicant to provide such service as required by the Commissioner shall result in the denial of the permit. However, the applicant may file an appeal as provided in Section 127.1.

**1.3.4.2 FEE AND COSTS:** All fees and costs related to the performance of special professional services shall be borne by the State agency or owner of the project.

## **SECTION 2 APPEALS**

### **2.1 GENERAL**

Anyone aggrieved by a decision of the Commissioner may appeal to the State Board of Standards and Appeals in accordance with the provisions of Section 127.1 of the State Building Code. No fee shall be charged to any State Agency, Department, Commission, or Authority for an appeal hearing.





**SECTION 3.0 FEES**

**SCHEDULE A**

**STATE BUILDING PERMITS**

**NEW BUILDING, ADDITIONS, ALTERATIONS, STRUCTURES, ETC.**

**General Building Permit Fees**

**Based on Cost of Construction:**

\$500 or less .....	\$25.00
Over \$500 but not over \$1,000 .....	\$35.00
Over \$1,000 but not over \$2,000 .....	\$45.00
Over \$2,000 but not over \$500,000 .....	\$45.00
plus \$5.00 per \$1,00 or fraction thereof over \$2,000	
Over \$500,000 .....	\$2,535.00
plus \$3.00 per \$1,000 or fraction thereof over \$500,000	

Note (1): State-owned Properties leased to other than State Departments Commissions, Agencies or authorities are subject to the above fee schedule. The above permit fee schedule includes all of the construction trades and no other fee will be charged for the required plumbing, electrical and mechanical permits.

Note (2): Projects for State Departments, Commissions, Agencies or Authorities on state-owned Properties are subject to the following modifications of the above fee schedule. Each required building, plumbing, electrical and mechanical permit issued on such projects shall be subject to the above fee schedule to a maximum fee of \$1,000, payable to the State Building Commission by the respective contractor. Agencies work done by in-house forces or others shall also be subject to the same fee schedule and maximum fee of \$1,000.

**REVISED PLANS (Substituted Plans);**

Permit fees concerning revised plans shall be based on proportion of work redesigned, but in no case shall exceed fifty (50) percent of the fee charged of the original permit.

Minimum fee .....	\$20.00
Review of Plans (local) .....	50% of permit fee
Approval of duplicate set of plans — 2% of original permit fee	
but not less than .....	\$5.00
State Board of Standards and Appeals Hearing	
Application fee (not charged to State Agencies) .....	\$100.00

## **WRECKING OR MOVING**

(No revision of wrecking permits allowed)

Each building or structure:

Not exceeding 30,000 cu. ft. — without basement .....	\$50.00
Not exceeding 30,000 cu. ft. — with basement .....	\$70.00
Exceeding 30,000 cu. ft. with basement .....	\$70.00
Exceeding 30,000 cu. ft. but not exceeding 50,000 cu. ft. ....	\$70.00
plus \$20.00 per 10,000 cu. ft. or fraction thereof over 30,000 cu. ft.	
Exceeding 50,000 cu. ft. ....	\$110.00
plus \$10.00 per 10,000 cu. ft. or fraction thereof	

(No fee for State Agencies)

## **SPECIAL INSPECTIONS FOR STATE BOARD OF STANDARD AND APPEALS — HEARINGS AND INVESTIGATIONS**

Each location, with plans .....	\$30.00
Each location, without plans .....	\$40.00

## **SPECIAL**

Approval of Material or Method or Construction (Research and evaluation of data)

See Rules and Regulations SBC-13

Fee .....	\$100.00
Preliminary Plan Review (Prior to permit fee deposit 25% of Permit fee	

## **LICENSES**

Concrete testing technician .....	\$100.00/2 years
Concrete testing laboratory .....	\$200.00/year

## **PHOTOCOPY**

Each page .....	15¢
Minimum fee any one job .....	\$2.00

## **CODE BOOKS**

State Building Code .....	\$20.00
Plumbing Code .....	\$12.00
Electrical Code (Basic) .....	\$10.00
Electrical Code (One & Two Family Dwelling) .....	\$6.00
Mechanical Code .....	\$12.00
One & Two Family Dwelling Code .....	\$10.00
Annual Subscription Amendments .....	\$15.00

(Code fees are subject to change without Notice) The Commissioner may establish other fees as required for partial amendment subscriptions.

### **SPECIAL ENGINEERING FEES**

Developing, observing and analyzing tests (per person) (per hour) .....	\$25.00
Consultation and professional engineering activities associated with special designs involving:	
(1) Developing test criteria from the professional literature	
(2) Analyzing designs with regard to the "intent" of the Code.	
(3) Applying professional judgement in reviewing documents submitted (per person) (per hour) .....	\$25.00

### **EXPERT WITNESS FEES**

Expert witness fees (subpoenas, etc.) (per person) (per hour)	\$25.00
In half day or full day increments only:	
Half day (4 hours) .....	\$75.00
Full day (8 hours) .....	\$150.00



# **RHODE ISLAND STATE BUILDING CODE**

**Code Interpretations  
Regulation SBC-10  
November 1, 1981**

**Replaces Regulation SBC-2-77  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911





## **SECTION 1. ADMINISTRATION**

### **1.1 SCOPE**

As authorized by Chapter 27.3 of the General Laws of Rhode Island, 1956, as amended, and in accordance with Section 23-27.3-109.1 of the State Building Code, the Building Code Standards Committee has promulgated the following Rules and regulations for official interpretations of the Code's provisions:

### **1.2 DEFINITIONS**

**CODE** - The Rhode Island State Building Code

**COMMISSIONER** - State Building Commissioner

### **1.3 INTERPRETATION PROCEDURE:**

1. Application must be made in writing to the State Building Commissioner on forms available at the office of the local Building Official and the Commissioner.
2. Two (2) copies of the plans and specifications when applicable must be submitted with the application.
3. The State Building Commissioner shall review said application and will submit a copy of the interpretation of the Code's provisions in question to the applicant and the local Building Official. Subsequent to the filing of said interpretation, the Commissioner will distribute same to all the local Building Officials for their use and future reference.
4. With the exception of the local Building Official, all applications for interpretations of the provisions of the State Building Code shall submit a fee of twenty-five (\$25.00) per section of the Code to be interpreted.
5. The State Building Commissioner will return said interpretation to the applicant and the building official within ten days of the filing of same.

### **1.4 APPEALS:**

Should the interpretation agree with that of the local building official, then the applicant may appeal to the local Board of Appeals in accordance with the procedures of section 127.2 of the Administration and Enforcement provisions of this Code. If the local building official disagrees with the interpretation given by the Commissioner, then the local building official may appeal to the State Board of Appeals in accordance with the procedures of section 127.1 of the Administration and Enforcement provisions of this Code. No fee will be charged to the local building official.



## STATE BUILDING CODE — INTERPRETATION FORM

SBC-200-77

State Building Commissioner  
1270 Mineral Spring Avenue  
No. Providence, R.I. 02904

For Commissioner's Use Only

Code Interpretation No. \_\_\_\_\_

Code Section(s) \_\_\_\_\_

Date of Staff Preparation \_\_\_\_\_

Inquirer \_\_\_\_\_ Title \_\_\_\_\_

Jurisdiction/organization \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

☐ Building Code

☐ Mechanical Code

☐ Electrical Code

☐ One and Two Family

☐ Plumbing Code

☐ Energy Conservation

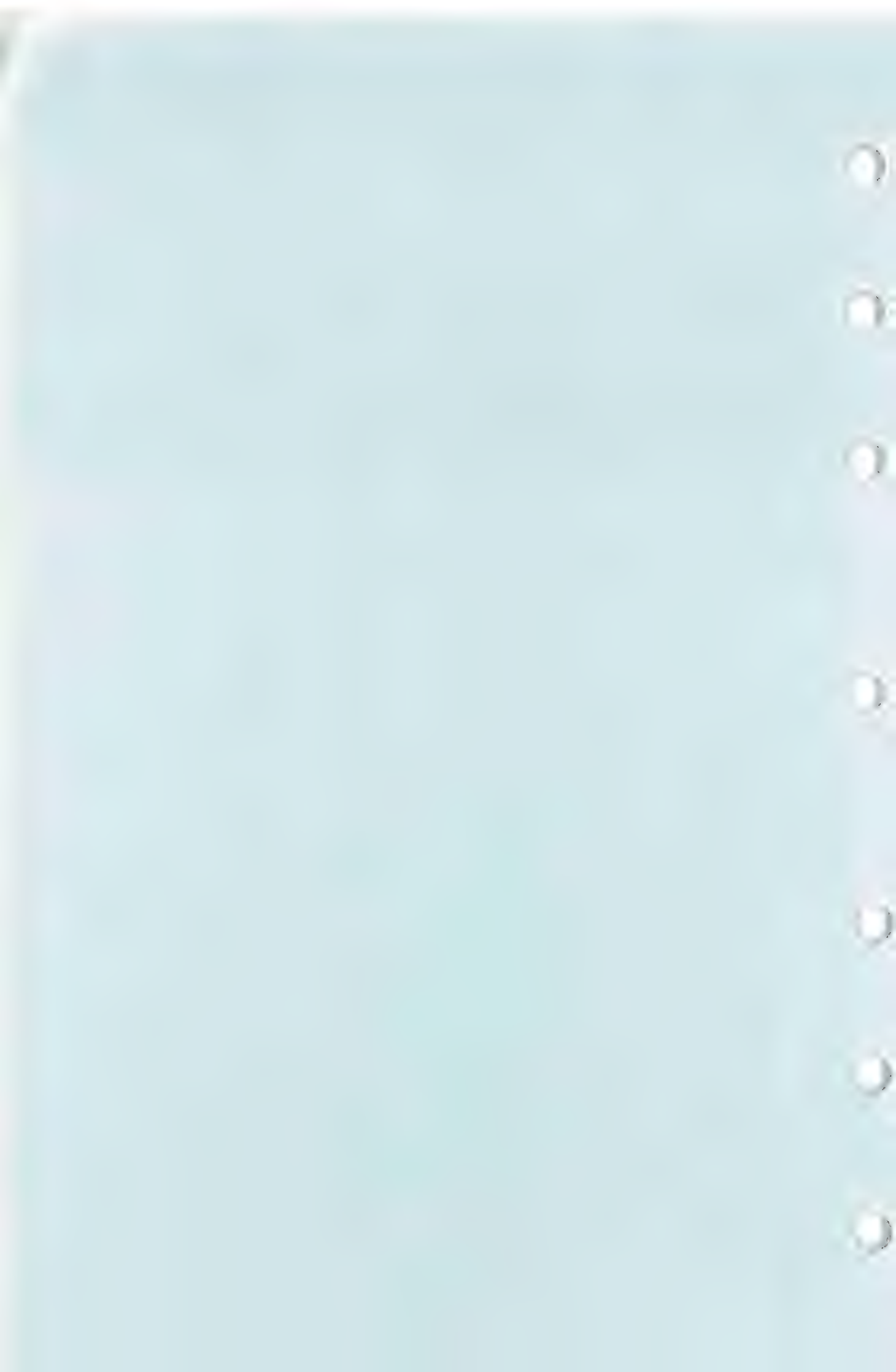
Question:

Answer:

Comment:

Prepared by \_\_\_\_\_ Reviewed by \_\_\_\_\_

State Building Commissioner \_\_\_\_\_ Date \_\_\_\_\_





# **RHODE ISLAND STATE BUILDING CODE**

**Certification of Building Officials,  
Building, Electrical, Plumbing  
and Mechanical Inspectors  
Regulation SBC-11  
November 1, 1981**

**Replaces Regulation SBC-7-77  
Revised August 31, 1979**

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**



**Department of community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911**



## **SECTION 1. GENERAL**

The Rhode Island State Legislature has found that a State Building Code is essential to protect the public health, safety and welfare by establishing adequate and uniform rules and regulations governing the construction and alteration of buildings and structures within the State of Rhode Island.

To increase the efficiency of the building industry and the safety of its products, an increasing trend is needed towards uniformity of interpretation and enforcement of a statewide code. It is the intent of the State Building Commissioner and the Building Code Standards Committee to aide the code enforcement profession by assisting it in the areas of professionalism and the performance of its duties.

To enforce the State Building Code effectively, code officials require sufficient knowledge and competence to administer and interpret the Code standards. This can be best achieved through the creation of an education and training program and through the development of certification requirements.

### **1.1 SCOPE: CERTIFICATION OF LOCAL BUILDING OFFICIALS-EDUCATIONAL PROGRAMS**

The State Building Commissioner and Building Code Standards Committee may accept successful completion of programs of training developed by approved agencies, as proof of qualification for the position of building official as defined in this Code.

### **1.2 ADMINISTRATION**

The Certification Program shall control all matters relating to qualifications for and the certification of all code enforcement officials engaged in the administration and enforcement of the Rhode Island State Building Code, procedures for application and issuance of certificates, and approval of training and educational programs offered to meet the requirements for certification of code enforcement officials.

### **1.3 DEFINITIONS**

**CODE** - The Rhode Island State Building Code

**COMMISSIONER** - State Building Commissioner

**COMMITTEE** - The Building Code Standards Committee

**BUILDING OFFICIAL** - The officer or other designated authority charged with the administration and enforcement of this code at the local level.

**BUILDING INSPECTOR** - The authorized representative of the building official acting as his assistant.

**PLUMBING INSPECTOR** - The authorized representative of the Building Official charged with enforcing the provisions of the plumbing code in connection with sanitary drainage or storm drainage facilities, venting systems, and the public or private water supply systems within any building, structure or conveyance.

**ELECTRICAL INSPECTOR** - The authorized representative of the building official charged with enforcing the provision of the electrical code as relating to all installations of electrical conductors, fittings, devices, and fixtures within or on public and private buildings.

**MECHANICAL INSPECTOR** - The authorized representative of the building official charged with enforcing the provisions of the mechanical code as relating to the safe installation and maintenance of all mechanical equipment within or on public or private buildings.

## **SECTION II QUALIFICATIONS**

**2.1 BUILDING OFFICIAL** - The Building Official shall have had at least five (5) years experience in construction, design or supervision. He should have knowledge of the quality and strength of building materials, of the accepted requirements in building construction, light and ventilation, fire prevention, safe exit facilities and equipment essential for safety, comfort and convenience of occupants.

**BUILDING INSPECTOR** - The Building Inspector shall have had at least (3) years experience in construction, the knowledge of generally accepted building practices, the ability to read building construction plans and specifications and to recognize deviations from such plans in the field, and the ability to write concise narrative reports for correction of violations observed on job sites.

**PLUMBING, ELECTRICAL AND MECHANICAL INSPECTORS** - Each of these specialized inspectors shall have had at least five (5) years of practical experience in his own particular field. He shall have the ability to read and understand codes and ordinances relating to his specialized work, the ability to read plans and specifications and to recognize deviations from such plans or specifications in the field, ability to write concise narrative reports for correction of violations observed on job sites, and the ability to enforce regulations firmly and impartially and to maintain satisfactory working relations with contractors and property owners. The plumbing inspector shall have a masters or journeyman license from the Rhode Island Board of Examining Plumbers. The Electrical inspector shall have a Class A or B license from the Rhode Island Board of Electricians.

**2.2** An applicant for the certification program may have less than the

required number of years experience as stipulated in section 2.1 but the issuance of their certificate by the Building Commissioner will be withheld until such applicant has met the requirements of said section.

### **2.3 EQUIVALENT QUALIFICATIONS**

The holder of a Certificate of an architect or engineer issued by the State of Rhode Island shall be deemed equivalent to the above qualifications in the following manner:

An architect or engineer's registration shall, qualify him for the building official's or inspector's positions.

An electrical engineer's registration is deemed the equivalent of an electrician's license for the purpose of these regulations.

A mechanical engineer's registration is deemed the equivalent of a plumber's license for the purpose of these regulations.

## **SECTION III TRAINING PROGRAM**

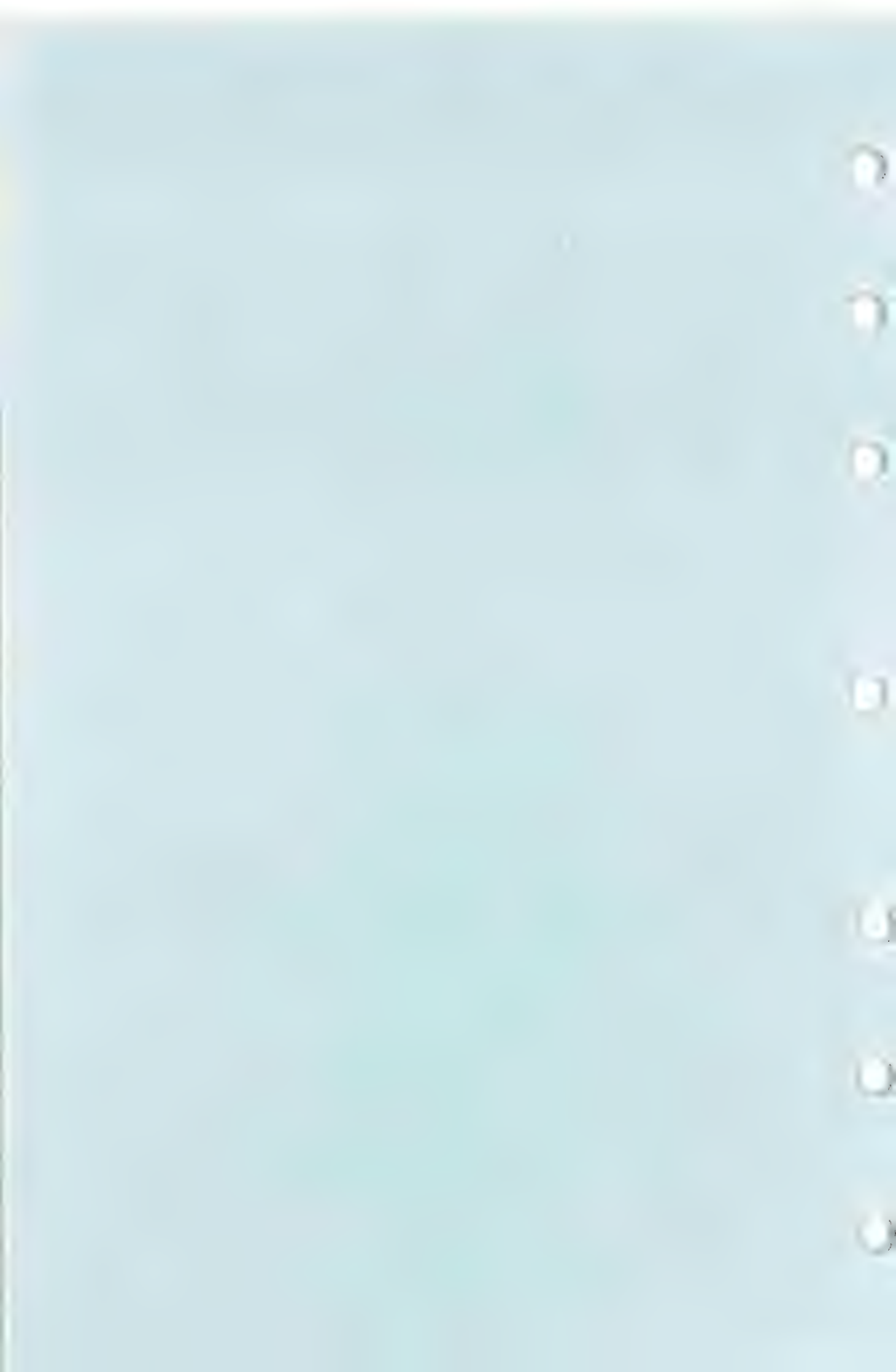
### **3.1 COMMUNITY COLLEGE**

The training format developed by the Building Commissioner and Building Code Standards Committee will be structured around the State Building Code. The Commissioner and Committee may procure the services of a community college for the formal education and training for the code administrators. The institution chosen must be centrally located for the convenience of most officials throughout the state.

### **3.2 SPECIALIZED TRAINING**

The Certification Program will be oriented to Building Officials and Inspectors. The Plumbing, Mechanical and Electrical Inspectors will be required to successfully complete only the training relative to the administrative sections of the Code. Specific program schedules will be published by the Commissioner annually.





# **RHODE ISLAND STATE BUILDING CODE**

## **Mounting and Anchorage of Mobile Homes Regulation SBC-12 November 1, 1981**

**Replaces Regulation SBC-8-79  
Revised August 31, 1979**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



Department of Community Affairs  
BUILDING CODE STANDARDS COMMITTEE  
12 Humbert Street  
No. Providence, R.I. 02911



## **SECTION 1 ADMINISTRATION**

### **1.1 TITLE**

The Building Code Standards Committee, in accordance with the rule making authority in title 23, Chapter 27.3, Section 109.1, Paragraphs 1 through 4 inclusive, of the general laws of Rhode Island, have formally adopted and promulgated these rules and regulations for mounting and anchoring mobile homes.

### **1.2 DEFINITION**

Unless otherwise expressly stated in the State Building Code, the following terms shall, for the purpose of these Rules and Regulations, have the meaning indicated in this section:

**APPROVAL:** Approval by the State Building Code Standards Committee

**CODE:** The Rhode Island State Building Code and Specialized Codes therein.

**COMMISSIONER:** The Rhode Island State Building Code Commissioner.

**COMMITTEE:** The Rhode Island State Building Code Standards Committee, the agency authorized to promulgate and adopt codes and rules and regulations relating to buildings and structures and parts thereof.

**INSTALLATION:** The process of affixing or assembling and affixing a mobile home on the building site. Installation may also mean the connecting of two (2) or more mobile home units designed by the Manufacturer to be connected for use as a dwelling.

**MOBILE HOME:** A residential mobile unit built on a chassis and containing complete electrical, plumbing and sanitary facilities, designed for ready removal to another site, and designed to be installed on a temporary or permanent foundation.

### **1.3 SCOPE**

These Rules and Regulations govern the design, of the mounting and anchorage of mobile homes for installation in the State of Rhode Island. Subject to local zoning ordinances, mobile homes may be sold for delivered to, or installed on, building sites located in any jurisdiction of this State.

### **1.4 ADMINISTRATION AND ENFORCEMENT**

The Commissioner shall enforce all provisions of these Rules and Regulations as they apply to all State Property. Local Building Officials shall enforce these regulations within his jurisdiction area.

### **1.5 APPLICATION**

All mobile homes installed or relocated after November 1, 1981 shall be mounted and anchored in accordance with these rules and regulations.

## **SECTION 2 IMPLEMENTATIONS**

**2.1** Mobile homes not constructed in compliance with the HUD Mobile Home Construction Standards published in the Federal Register, Volume 40 No. 244 dated December 8, 1975 shall be mounted in accordance with Sections 3 and 4 of these rules and regulations.

**Exception:** The local building official may accept alternate mounting and anchoring designs when such designs are prepared by an engineer licensed to practice within the State of Rhode Island. All such engineering plans and computation shall comply with the provisions of Article 7 of the State Building Code and shall bear the stamp and signature of the engineer responsible for the design.

**2.2** Mobile Homes constructed in compliance with the above aforementioned HUD Mobile Home Construction Standards shall be permitted to be mounted and anchored in accordance with any of the following procedures.

**2.2.1** Units shall be mounted and anchored in accordance with the manufacturer's printed instructions using the appropriate wind load and frost depth requirements

or

**2.2.2** Units shall be mounted and anchored in accordance with engineered plans and computations prepared by an engineer licensed to practice within the State of Rhode Island. All such plans and computations shall comply with the provisions of Article 7 of the State Building Code and shall bear the stamp and signature of the engineer responsible for the design

or

**2.2.3** Units shall be mounted and anchored in accordance with Section 3 and 4 of these rules and regulations.

**NOTE:** Options 2 and 3 above must take into account specific anchor points designed into the mobile home unit by the manufacturer.



## SECTION 3 INSTALLATION SYSTEMS FOR MOUNTING AND ANCHORAGE OF MOBILE HOMES

### 3.1 PIERS AND FOOTINGS

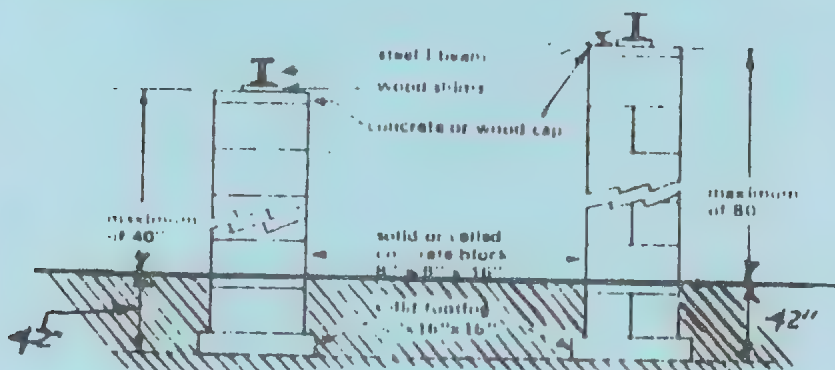
**3.1.1.** Pier foundations shall be installed directly under the main frame (or chassis) of the mobile home. the piers shall not be further apart than ten (10) feet on centers, and the main frame, front or back, shall not extend further than two (2) feet beyond the center line of the end piers.

**3.1.2** The pier foundation shall be placed on firm soil at a minimum depth of 42" below finish grade. The pier foundations shall be a 4" x 16" x 16" solid concrete pad, precast or poured in place, or two 4" x 8" x 16" solid concrete blocks or equivalent.

**3.1.3** Piers shall be constructed of open or closed cell 8" x 8" x 16" concrete blocks (with open cells vertical) placed above the foundation. A 2" x 8" x 16" pressure treated wood plate or equivalent shall be placed on top of the pier with shims fitted and driven tight between the wood plate and the main frame. Shims shall not occupy more than one (1) inch of vertical space. Single stacked block piers shall be installed perpendicular to the main I-Beam (See Figure 1).

**3.1.4** All concrete block piers over forty (40) inches in height shall be double blocked with blocks interlocked and capped with a 4" x 16" x 16" solid concrete block, or equivalent, and cushioned with wood shims or pressure treated plates (See Figure 2). If height exceeds eighty (80) inches, blocks should be laid in concrete mortar and steel reinforcing bars inserted in block cells as shown in Figure 3.

**3.1.5** All concrete block corner piers over three (3) blocks high shall be double blocked with blocks interlocked and capped with a 4" x 16" x 16" solid concrete block or equivalent and cushioned with wood shims or pressure treated plate.



3, 2. Tiedowns

FIGURE 2

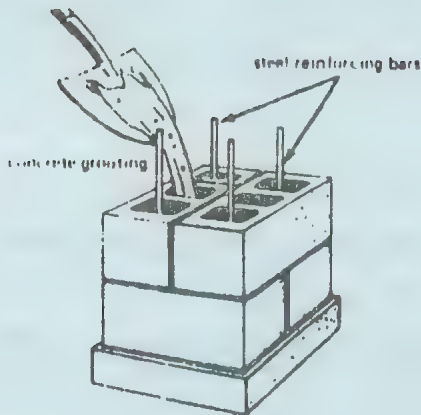


Figure 3

## 3.2 TIEDOWNS

Each mobile home shall be provided with over-the-top tiedowns and frame ties as shown in Table 1.

**3.2.1** Over-the-top tiedowns shall be positioned at stud and rafter locations near each end of the mobile home. Others, if needed, may be positioned between them. Wherever feasible, over-the-top tiedowns and frame ties directly beneath them may use the same anchors. Care should be taken to space the frame ties and over-the-top tiedowns evenly. They should not be bunched together.

**3.2.2** Either steel cable or steel strapping can be used for ties. All ties shall be fastened to ground anchors, as described in Section 3.3, below, and drawn tight with galvanized steel turnbuckles or yoke-type fasteners and tensioning devices. Turnbuckles shall be ended with jaws or forged or welded eyes. Turnbuckles with hook ends are not approved.

**3.2.3** All cable ends shall be secured with at least two U-bolt-type cable clamps or other fastening device as approved by the enforcing officials. Cables used for tiedowns shall be either galvanized steel or stainless steel having a breaking strength greater than 4,800 pounds. Cable shall be either 7/32" diameter or greater (7x7) steel cable or 1/4" diameter or greater (7x19) aircraft cable.

**3.2.4** When flat steel straps are used for tiedowns, they must be in accordance with Federal Specification QQ-S-781; that is, 1 1/2" x .035", Type 1, Class B, Grade 1, with a breaking strength of at least 4,750 pounds.

**3.2.5** Sharp edges of the mobile home that would tend to cut the cable strap must be protected by a suitable device to prevent cutting when the mobile home is buffeted by the wind. Likewise, special adapters must be installed to prevent the cable or strap used for over-the-top ties from knifing through the mobile home.

**3.2.6** Connection of the cable frame tie to the I-beam (or other shape) main structural-frame member should be by a 3/4" drop-forged closed eye bolted through a hole drilled in the center of the I-beam web. The

web should be sufficiently reinforced around the hole to maintain strength of I-beam.

If steel-strap ties are used, care should be exercised to insure that minimum bending radius is adhered to so that the breaking strength of the strap is not reduced.

**3.2.7** Frame ties should connect the anchor and the steel I-beam (or other shape) main structural-frame member which runs lengthwise under the mobile home. Frame ties **SHOULD NEVER BE CONNECTED** to any of the steel outrigger beams which fasten to and intersect the main I-beams at right angles. The outriggers do not have adequate strength to resist the frame-tie loadings during high winds.

### **3.3 ANCHORS**

**3.3.1** Ground anchors should be aligned with edges of piers. Also, they should be situated immediately below the outer wall to accommodate over-the-top ties as well as frame ties.

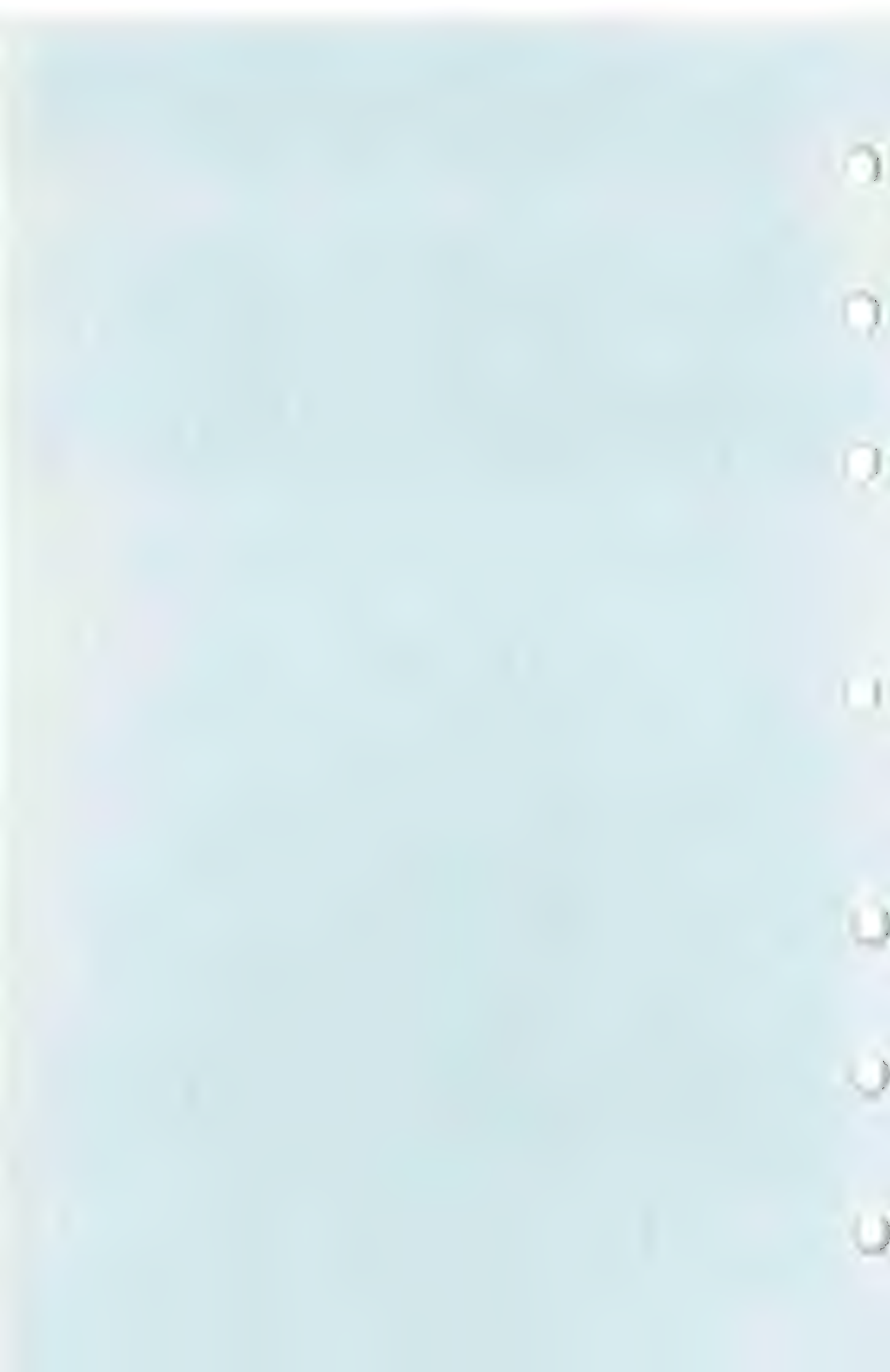
**3.3.2** Auger-type anchors shall have a minimum diameter of 6 inches (arrowheads 8") and be sunk to their full depth (at least 4'). Steel rods shall be at least  $\frac{3}{4}$ " diameter, have a forged or welded eye at top, or have a yoke-type fastening and tensioning device or a threaded connector and tensioning device.

**3.3.3** Anchors shall be capable of withstanding 5,700 pounds of pull (in a vertical or diagonal direction) without failure. This loading can be achieved by many anchors in most kinds of soils. It is desirable that anchor-pull tests be conducted to insure that capacity is available.

**3.3.4** Deadman anchors shall be sunk to a depth of 5 feet, have a minimum length of 2 feet, and have a diameter of at least 6 inches. Hollow concrete blocks are not approved. Steel rods shall be at least  $\frac{3}{4}$ " diameter, with the bottom hooked into the concrete deadman.

**3.3.5** Anchors to reinforced concrete slabs must be of strength comparable to that presented above.

**NOTE:** There is a tendency for the top of the anchor rod to deflect and move or "slice" through the soil when loaded with a frame tie. This is not desirable, since it permits the mobile home to be displaced downwind and tend to slide off the piers. To minimize deflections, auger-type and other anchors using steel rods should be put in at an angle so that they are more in line with the direction of pull as shown below. This can best be accomplished by installing the anchors prior to placement of the mobile home on the lot. If a vertical anchor is desired, excavate a cylindrical section around the anchor rod (10"-12" in diameter and (18"-24" deep), and fill the hole with concrete as shown on page 7.





web should be sufficiently reinforced around the hole to maintain strength of I-beam.

If steel-strap ties are used, care should be exercised to insure that minimum bending radius is adhered to so that the breaking strength of the strap is not reduced.

**3.2.7** Frame ties should connect the anchor and the steel I-beam (or other shape) main structural-frame member which runs lengthwise under the mobile home. Frame ties **SHOULD NEVER BE CONNECTED** to any of the steel outrigger beams which fasten to and intersect the main I-beams at right angles. The outriggers do not have adequate strength to resist the frame-tie loadings during high winds.

### **3.3 ANCHORS**

**3.3.1** Ground anchors should be aligned with edges of piers. Also, they should be situated immediately below the outer wall to accommodate over-the-top ties as well as frame ties.

**3.3.2** Auger-type anchors shall have a minimum diameter of 6 inches (arrowheads 8") and be sunk to their full depth (at least 4'). Steel rods shall be at least  $\frac{5}{8}$ " diameter, have a forged or welded eye at top, or have a yoke-type fastening and tensioning device or a threaded connector and tensioning device.

**3.3.3** Anchors shall be capable of withstanding 5,700 pounds of pull (in a vertical or diagonal direction) without failure. This loading can be achieved by many anchors in most kinds of soils. It is desirable that anchor-pull tests be conducted to insure that capacity is available.

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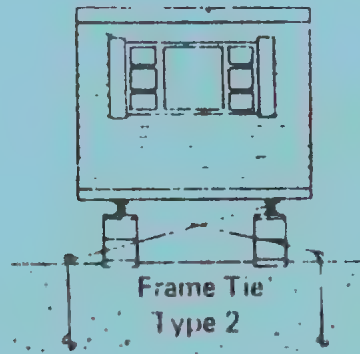
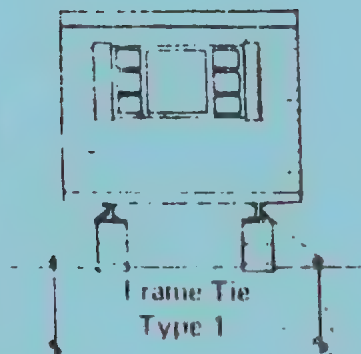
**NOTE:** There is a tendency for the top of the anchor rod to deflect and move or "slice" through the soil when loaded with a frame tie. This is not desirable, since it permits the mobile home to be displaced downwind and tend to slide off the piers. To minimize deflections, auger-type and other anchors using steel rods should be put in at an angle so that they are more in line with the direction of pull as shown below. This can best be accomplished by installing the anchors prior to placement of the mobile home on the lot. If a vertical anchor is desired, excavate a cylindrical section around the anchor rod (10"-12" in diameter and (18"-24" deep), and fill the hole with concrete as shown on page 7.



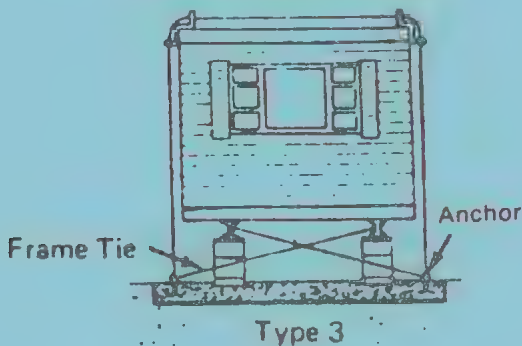


## SECTION 4 - TYPICAL INSTALLATION DETAILS

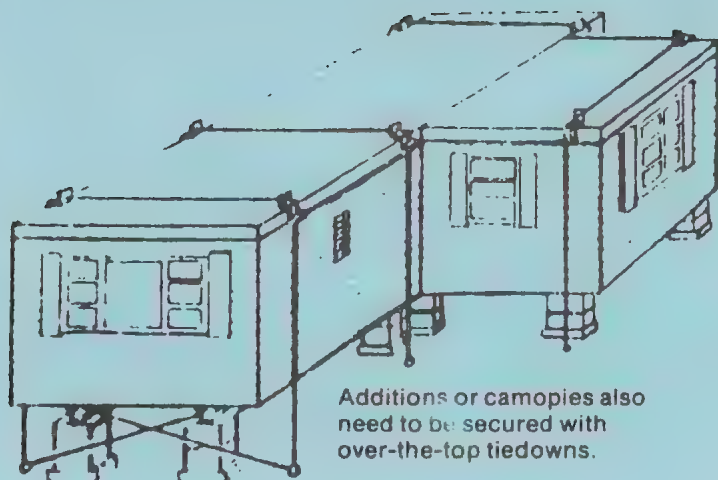
### *Types of Tiedowns*



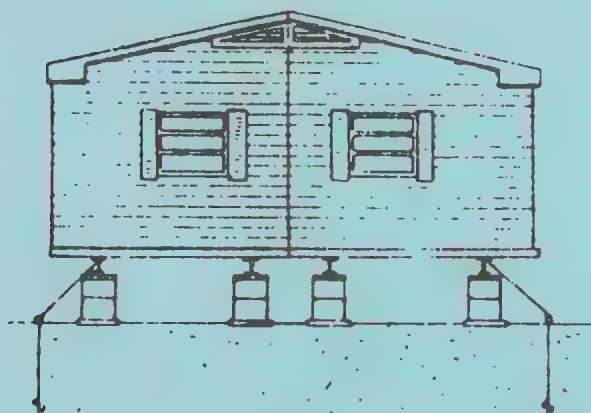
#### Over-the-top Tiedown



These sketches illustrate various methods for connecting frame ties to the mobile home frame. Type 2 system can resist greater horizontal forces than Type 1. Type 3 system involves placement of mobile home on concrete slab. Anchors embedded in concrete slab are connected to ties.



Additions or canopies also need to be secured with over-the-top tiedowns.



Double wides do not require over-the-top tiedowns but are subject to the same frame tie requirements presented.

**TABLE I**  
**TIEDOWN ANCHORAGE REQUIREMENTS**

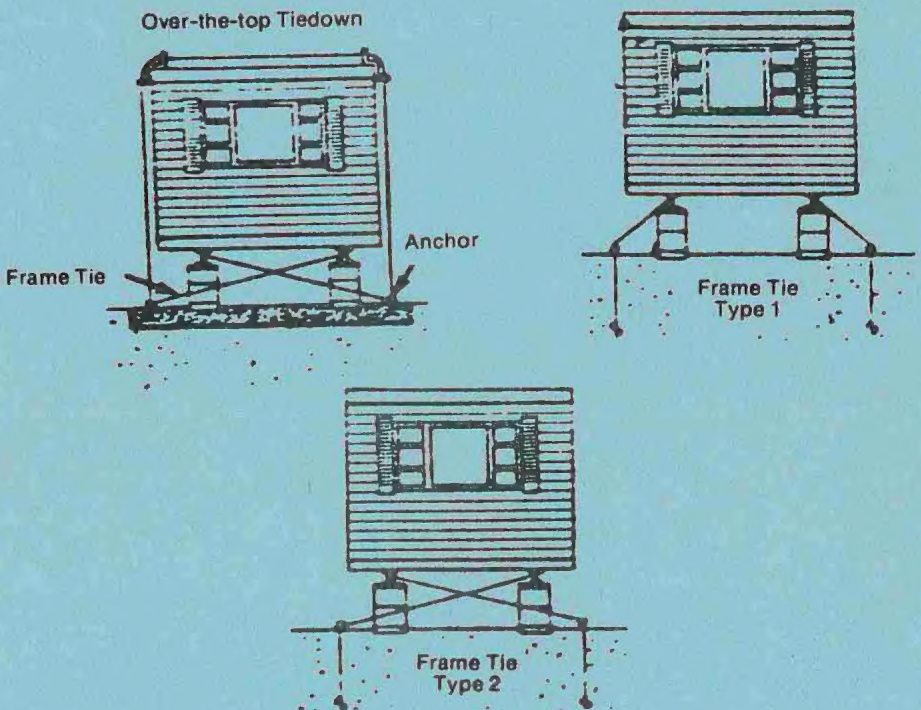
		10- and 12-Ft. Wide Mobile Homes		50-60 Ft. Long	
Wind Velocity Miles Per Hour	30-50 Ft. Long				
	No. of Frame Ties**/	No. of Over- the-Top Ties		No. of Frame Ties**/	
	Type 1    Type 2			Type 1    Type 2	No. of Over- the-Top Ties
Zone 1 100	7            6	5		8            7	5
Zone 2 110	8            7	6		9            8	6

12- and 14- Ft. Wide  
Mobile Homes

60-70 Ft. Long

No. of Frame Ties**/		No. of Over- the-Top Ties
Type 1	Type 2	
9	8	6
10	9	7

\*\*/Either Type 1 or type 2 frame ties can be used. Because the Type 2 frame tie is more horizontal, it can resist a greater horizontal load than the Type 1 frame tie and therefore fewer Type 2 ties are required.

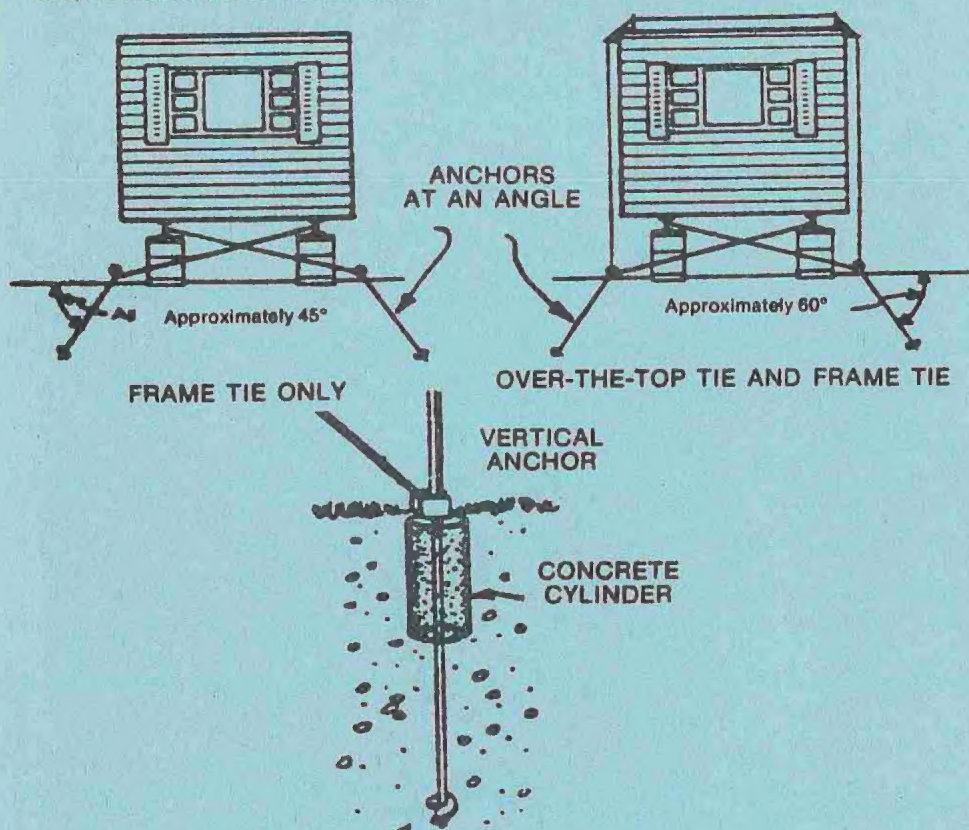




## Anchors

Recent experience with many commercial type anchors indicates there is a tendency for the top of the anchor rod to bend or "slice" through the soil when loaded with horizontal forces, as with a frame tie. This is especially true when the soil is saturated with moisture, as is likely in a hurricane. Such horizontal displacement (deflection) of the anchor rods is not desirable, since it permits the mobile home to shift downwind and slide off the piers. Blocks punching through the floor can damage the bottom of the home, or the heating and ventilating ducts and other utility lines. Horizontal displacement of the anchor rods should be limited to no more than 3 inches when subjected to design loading.

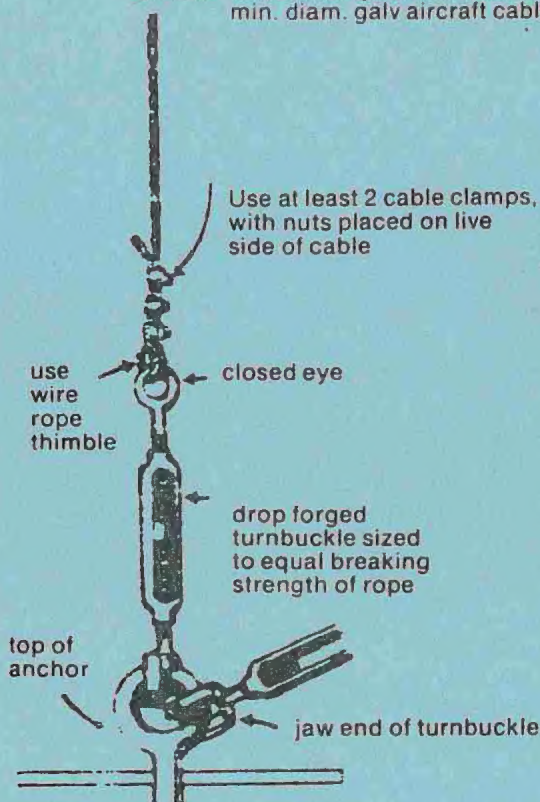
To minimize this horizontal deflection, auger-type anchors using steel rods should be put in at an angle so they are more in line with the direction of pull. See illustrations below. This can be accomplished best by installing the anchors prior to placement of the mobile home on the lot. If a vertical anchor is desired, some mechanical means of limiting deflection, such as a steel bearing plate or a concrete cylinder sleeve, can be installed. Excavate a cylindrical section around the anchor rod (10 to 12 in. in diameter, and 18 in. deep) and fill the hole with concrete, as shown below.





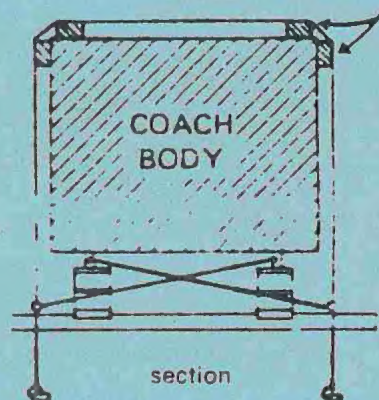
# Anchors

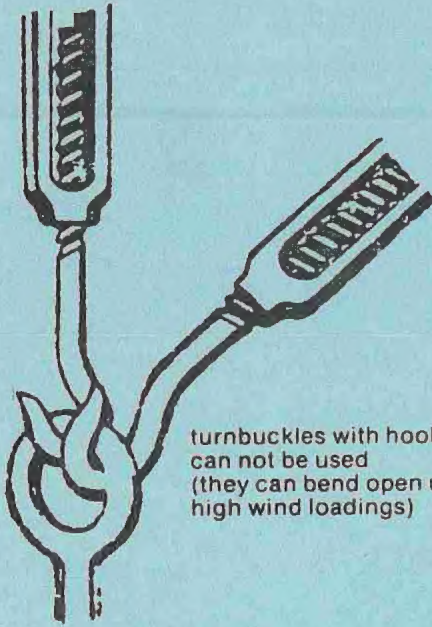
CABLE - min. diam. galv steel cable 7/32" (7 × 7)  
min. diam. galv aircraft cable 1/4" (7 × 19)



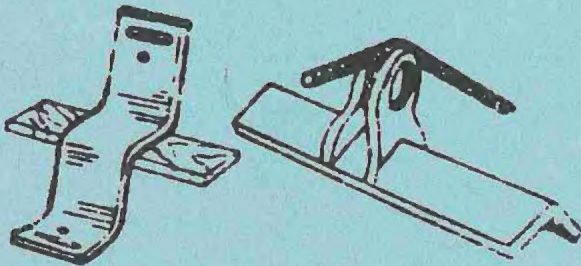
make sure sufficient number of anchors are used for desired wind velocity and soil type

if commercial adapter is not available, use wood blocks to distribute pressure of cable





turnbuckles with hook ends  
can not be used  
(they can bend open under  
high wind loadings)



commercial adapters or mounting brackets  
to prevent cable or strap tiedowns from  
cutting into the mobile home